



Lynn Road, Ely, CB6 1DG

CHEFFINS

Lynn Road

Ely,
CB6 1DG

- Deceptively Spacious Detached Family Home
- 4 Bedrooms (2 Ensuites)
- 2 Reception Rooms
- Close To Ely City Centre
- Off Road Parking And Oversized Garage
- Freehold / Council Tax D / EPC TBC

Cheffins is delighted to present this spacious four-bedroom detached bungalow, ideally situated within a private development of just two properties, set back from Lynn Road in Ely.

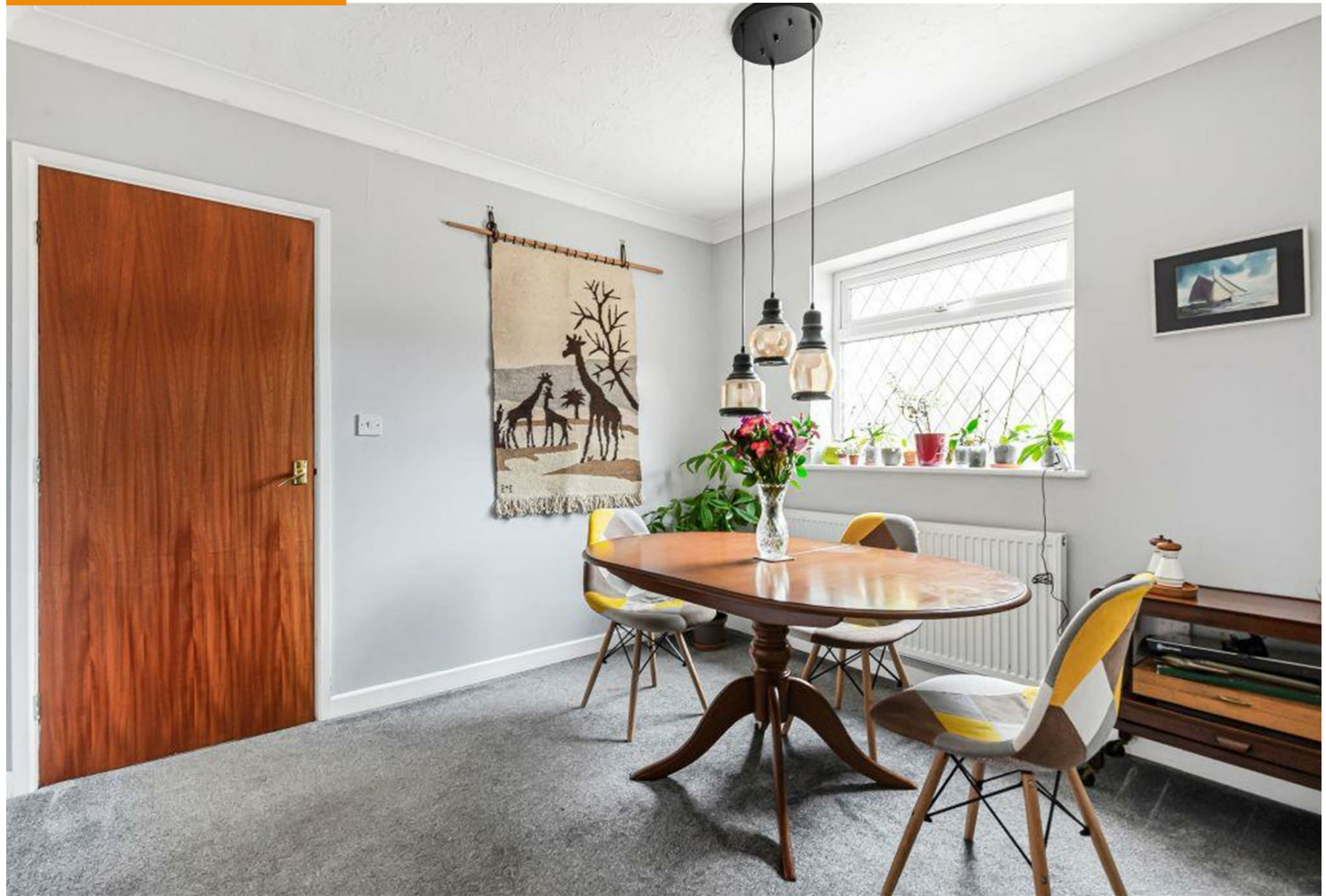
The accommodation comprises an inviting entrance hall, a comfortable lounge, a separate dining room, a fitted kitchen, and a bright garden room. There are four generously sized bedrooms, two of which benefit from en-suite shower rooms, alongside a family bathroom serving the remaining bedrooms.

Externally, the property offers off-road parking to the front for three to four vehicles. The rear features a predominantly lawned garden with gated access, providing a pleasant outdoor space. In addition, there is an integral single garage with rear access.

An early viewing is highly recommended to fully appreciate the space, setting, and overall quality this property has to offer.

4 3 3

Guide Price £550,000





LOCATION

Combining stunning riverside scenery, excellent mainline rail links to Cambridge and London and a welcoming community feel, Ely is a charming cathedral city in the heart of the Cambridgeshire Fens, celebrated for its rich history and relaxed pace of life. Dominated by the magnificent Ely Cathedral and King's Ely School, the city blends medieval character with modern convenience. Picturesque streets, independent shops and welcoming café create a vibrant yet tranquil atmosphere, with the nearby leisure village offering sports centre, swimming pool, multiscreen cinema and restaurants.

ENTRANCE HALL

With door to front, two radiators.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half stainless steel sink with mixer tap over, plumbing for washing machine, space for single oven, access to the loft, consumer unit, door to the front and one to the rear.

LOUNGE

With door to the rear providing access to the garden and radiator.

DINING ROOM

With window to the front and radiator.

BEDROOM 1

With door rear leading into the garden, radiator.

ENSUITE / WET ROOM

Fitted with a three piece suite comprising of low level WC, walk in shower and wash hand basin. Two windows and radiator.

BEDROOM 2

With window to the front and a radiator.

BEDROOM 3

With window to the front and a radiator.

FAMILY ROOM / BEDROOM 4

With window to the front and side.

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising of low level WC, vanity wash hand basin, panelled bath and a shower cubicle. Window to side, radiator and an extractor fan.

GARDEN ROOM

With door to side leading to the garden, radiator and door leading to the garage.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio and gated access.

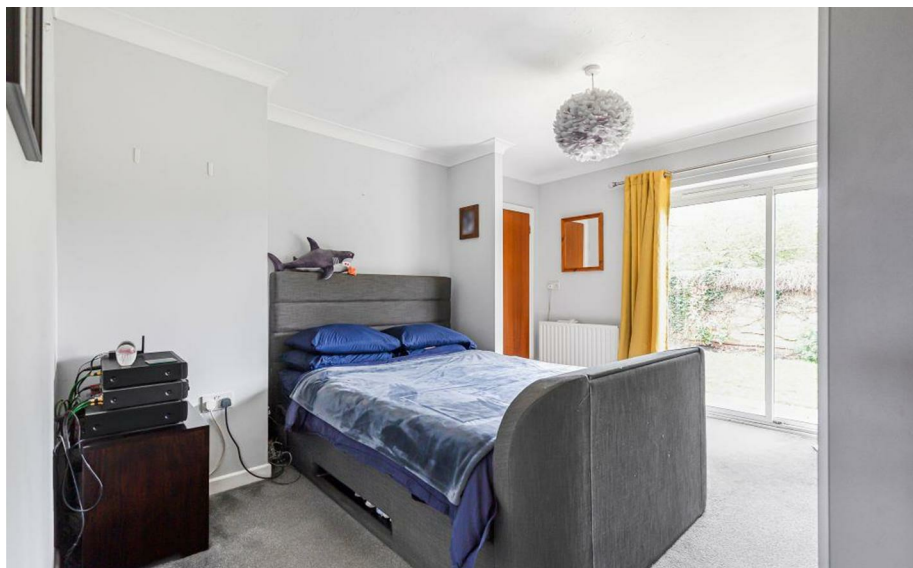
Oversized single garage with electric doors and window to the side.

Gravel driveway to the front providing off road parking for 3 to 4 cars

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000

Tenure – Freehold

Council Tax Band – D

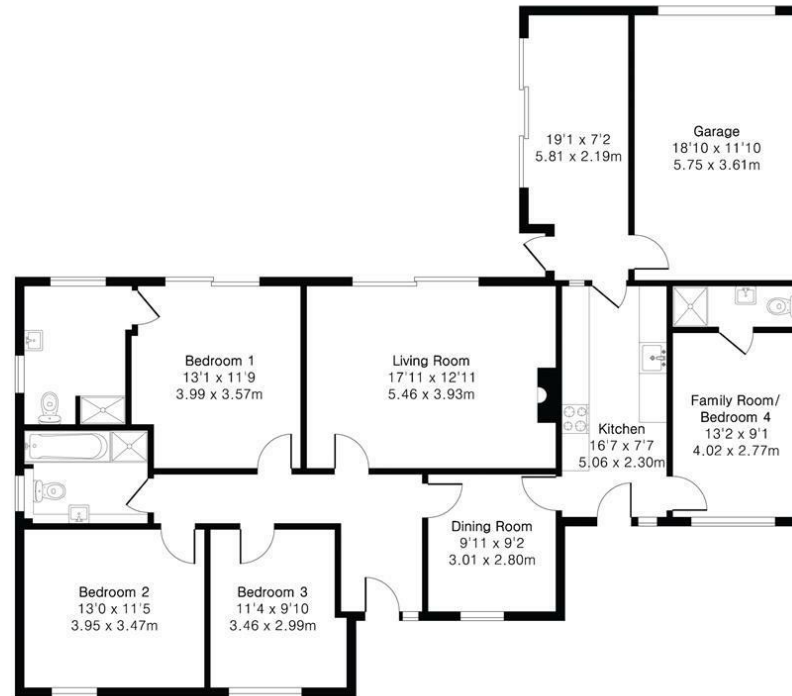
Local Authority – East Cambs District Council





**Approximate Gross Internal Area 1669 sq ft - 155 sq m
(Including Garage)**

Garage Area 226 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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