Rosehip Chase, Ely, CB6 2FW

CHEFFINS

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Ely,
CB6 2FW

4 3 1

Guide Price £535,000

- Beautifully Presented 3 Storey Detached House
- Traditional Layout With Living Areas Across The Ground Floor
- Sheraton Kitchen With Integrated Appliances
- 4 Double Bedrooms
- Ensuite To Bedroom 1
- Off-road Parking and Single Garage
- Popular City location
- Freehold / Council Tax Band E / EPC Rating B

Cheffins offer to the market this beautifully presented detached family home situated in the popular City of Ely.

The property benefits from the remainder of the building warranty and offers accommodation across 3 floors; to include an entrance hall, cloakroom, triple aspect lounge, dual aspect Sheraton kitchen with separate utility, 4 double bedrooms across 2 floors with bedroom 1 benefiting from an ensuite, along with a further family bathroom and additional shower room completing the internal accommodation. Outside, the property benefits with a driveway providing off-road parking for 2 cars and leading to a single garage whilst the rear offers a professionally landscaped garden with paved patio, raised flower beds and further sun patio at the rear.

This property is less than a mile from Ely Leisure Village, local primary schools and nursery's as well as Ely College. The City Centre is just a mile away which offers a variety of eateries, bars and shops. We highly recommend an early viewing to avoid disappointment.

LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL
With door to front, stairs to first floor, radiator.

CLOAKROOM
Fitted with 2-piece suite comprising with low level WC, pedestal hand wash basin, radiator.

LOUNGE
With windows to front and side, doors to rear garden, radiator.

KITCHEN / DINING ROOM
Fitted with a Sheraton kitchen with a range of base and wall units, cupboards and drawers with quartz work surfaces over, range style double oven with extractor hood over, integral dishwasher and fridge, inset sink with mixer tap over, windows to front and rear, radiator.

UTILITY
Fitted with a range if base units with work surfaces over, stainless steel sink with mixer tap over, integral fridge/freezer and washing machine with space for tumble dryer, wall mounted boiler, under-stair cupboard, heated towel rail and door to rear providing access to garden.

FIRST FLOOR LANDING
With stairs to second floor, window to rear, cupboard housing hot water tank, radiator.

BATHROOM
Fitted with a 3-piece suite comprising low level WC, pedestal hand wash basin, panel bath with shower attachment over with tiled splash back, window to rear aspect, radiator.

BEDROOM 1
With windows to front, walk-in cupboard, built-in wardrobe, radiator, door leading to

ENSUITE
Fitted with a 3-pience suite comprising shower cubicle, pedestal hand wash basin, low level WC, extractor fan, spotlights, window to rear.

BEDROOM 2
With window to front aspect, radiator.

SECOND FLOOR LANDING
With doors leading to bedroom 3 and 4 and shower room.

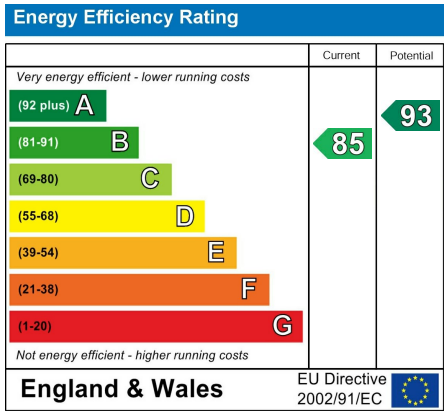
SHOWER ROOM
Fitted with a 3-piece suite comprising with shower cubicle, pedestal hand wash basin, low level WC, radiator

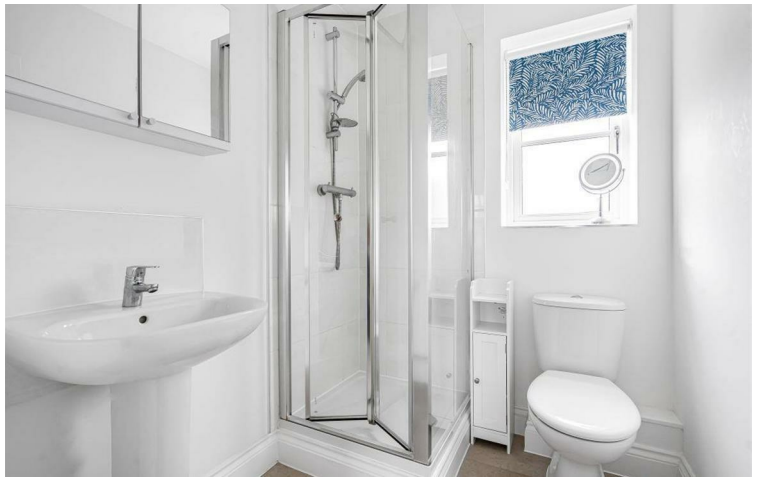
BEDROOM 3
With windows to front and rear, 2 radiators, and access to loft space.

BEDROOM 4
With windows to front and rear, 2 radiators and eaves storage.

OUTSIDE
The front of the property provides a small frontage with path leading to front door; driveway to side providing off-road parking for 2 cars and leading to a single garage with up and over door and door to side providing access to rear garden. To the rear there is a professionally landscaped garden with paved patio and raised flower beds, timber shed; and further seating area to rear.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Guide Price £535,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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Approximate Gross Internal Area 1585 sq ft - 147 sq m
(Excluding Garage)

Ground Floor Area 624 sq ft – 58 sq m
First Floor Area 551 sq ft – 51 sq m
Second Floor Area 410 sq ft – 38 sq m
Garage Area 213 sq ft – 20 sq m

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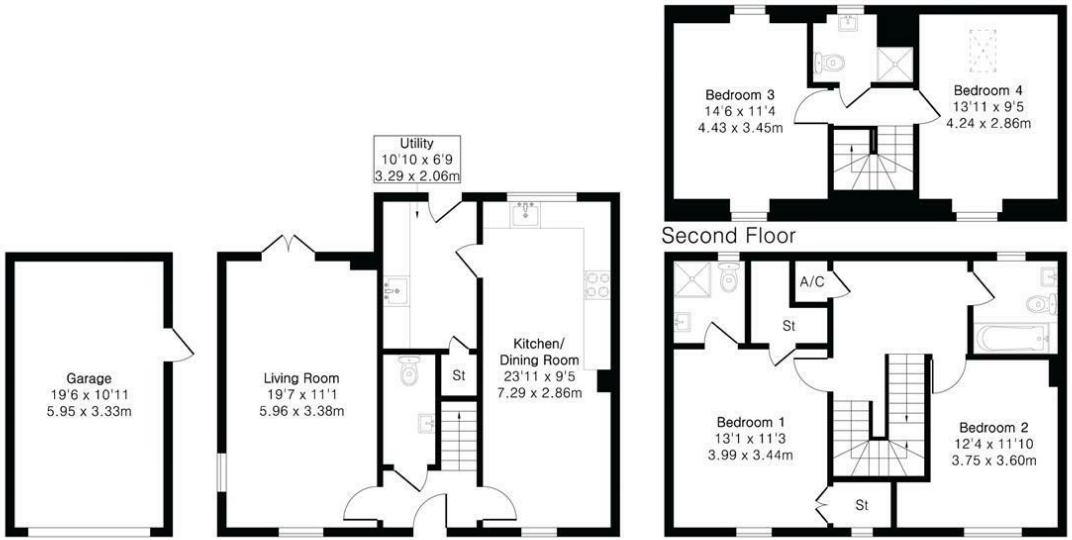

PINKPLAN

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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