



Columbine Road, Ely, CB6 3WL

CHEFFINS

Columbine Road

Ely,
CB6 3WL

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Offers In Excess Of £500,000

- Extended Detached Family Home
- 4 Double Bedrooms (2 Ensuite)
- 3 Reception Rooms
- Off Road Parking for 2 Cars & Garage
- Enclosed Garden to Rear with Timber Office
- Popular Residential Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are delighted to offer to the market this well presented, extended detached family home, situated in a popular residential location within the City of Ely.

The property has been extended to provide flexible living accommodation over 2 floors to include entrance hall, cloakroom, dining room/office, refitted kitchen/family room/dining room with bi-fold doors leading out to the rear garden, separate utility room and a dual aspect lounge, whilst the first floor offers 4 double bedrooms bedrooms, 2 of which benefit from an ensuite shower room, bedroom 1 also benefitting from a dressing room, together with a family bathroom to complete the internal accommodation.

To the front of the property there is a small gravelled garden and a driveway to side providing off road parking for 2 cars which leads up to a single garage. The rear offers a landscaped garden with paved patio, decked patio and a timber office with power and light connected

The property benefits from being offered for sale with no upward chain and is available to view by appointment only.





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 recently opened 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 leading to the first floor, under stairs storage, fixed shoe cupboard, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, vanity wash hand basin, window to rear and heated towel rail.

DINING ROOM / OFFICE

With window to front with shutters, radiator,

KITCHEN / FAMILY ROOM / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 1 1/2 bowl sink with mixer tap, 5-ring gas hob with extractor hood over, integral fridge/freezer, integral dishwasher, space for under counter fridge, wall mounted boiler, radiator, bi-fold doors providing access to the rear garden.

UTILITY ROOM

With window to rear, plumbing for washing machine, base unit stainless steel sink with mixer tap, radiator.

LIVING ROOM

A dual aspect room with double doors to rear providing access into the garden, window to front with shutters, electric fireplace, 2 radiators,

FIRST FLOOR LANDING

With airing cupboard housing hot water tank, access to loft, radiator,

BEDROOM 1

With DRESSING ROOM with fitted wardrobes, skylight and radiator. Main bedroom with window to rear, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, floating wash hand basin and shower cubicle, fitted wall cabinets, heated towel rail, skylight, tiled splashbacks and extractor fan.

BEDROOM 2

With window to front with shutters, radiator, triple built-in wardrobe. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to front, radiator,

BEDROOM 3

With window to front with shutters, radiator, built-in wardrobe.

BEDROOM 4

With window to rear with shutters, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, walk-in shower, floating wash hand basin, heated towel rail, skylight, partially tiled walls.

OUTSIDE

To the front there is a small gravelled garden with pathway to the front door. A driveway to the side provides off road parking for 2 cars and leads to a single garage with metal up and over door, power and light connected.

The rear garden has been landscaped with lawn, paved patio, further decked patio, gated access and a range of shrubs, plants and small trees.

There is also a TIMBER OFFICE with power and light connected, window to side and door to front.

AGENTS NOTE


We understand the boiler was replaced within the last year and the vendor advises this carries a 10-Year Guarantee.

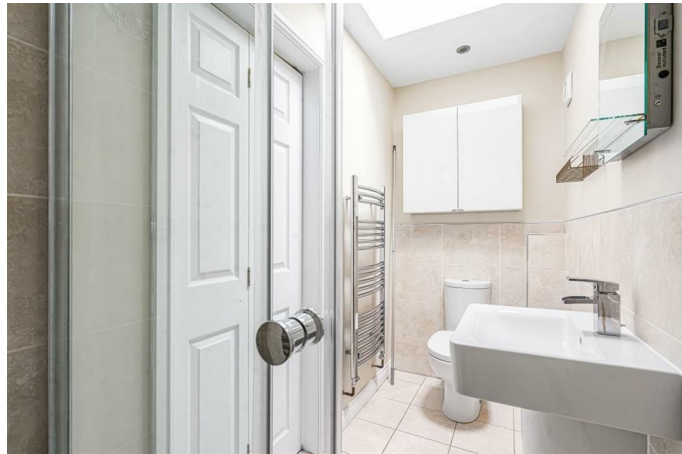
VIEWING ARRANGEMENTS

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		74	83
(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		



Offers In Excess Of £500,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





Approximate Gross Internal Area 1503 sq ft - 140 sq m

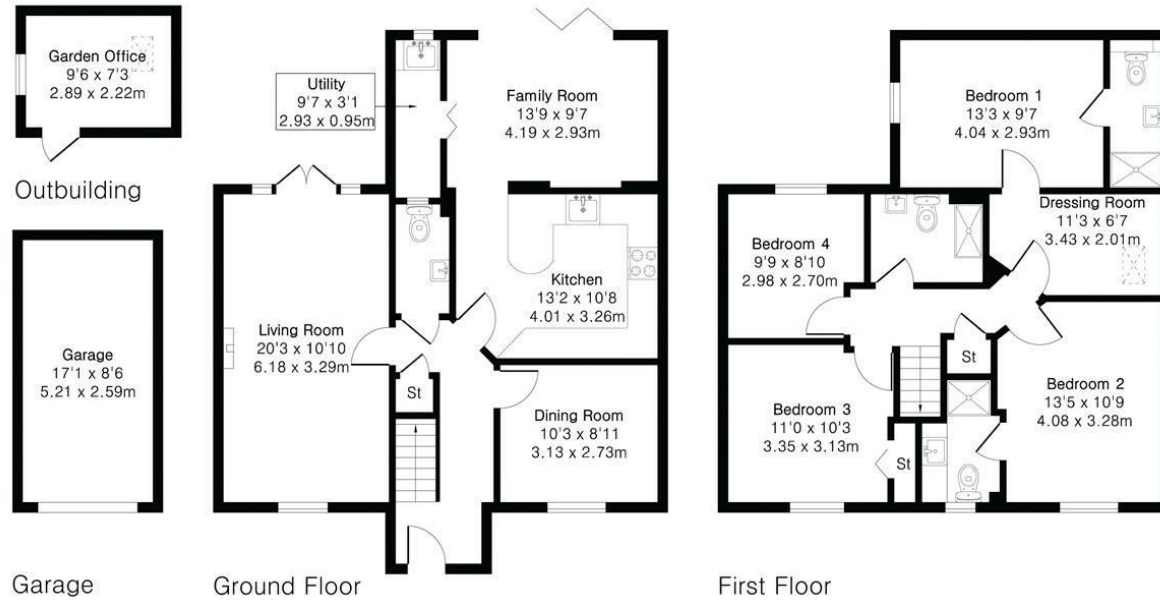
(Excluding Garage & Outbuilding)

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 740 sq ft – 69 sq m

Garage Area 145 sq ft – 13 sq m

Outbuilding Area 69 sq ft – 6 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.

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.

