



Merrifield Gardens, Ely, CB7 4US

**CHEFFINS**

# Merrifield Gardens

Ely,  
CB7 4US

- High Specification Detached Family Home
- 4 Double Bedrooms (Principal Bedroom Having an Ensuite & Dressing Room)
- Converted Double Garage
- Air Conditioning & Sound System
- Ground Floor Under Floor Heating / Radiators to First Floor
- Approximately 1 Acre Plot (Subject to Survey)
- Freehold / Council Tax Band F / EPC Rating TBC

A well presented and highly individual detached family home, constructed to a high specification and occupying a plot of approximately 1 acre (sts), positioned within a private cul-de-sac.

Offering versatile and well appointed accommodation throughout, the property comprises an inviting entrance hall, cloakroom, ground floor study, living room and an impressive open-plan kitchen/dining/family room featuring two sets of bi-fold doors opening onto a partially covered terrace overlooking the rear garden providing an excellent entertaining space. A utility room and converted double garage which is suitable for a variety of uses, completes the ground floor accommodation.

To the first floor, a galleried landing overlooks the entrance hall, while the principal bedroom benefits from a dressing room and ensuite. Three further bedrooms and a family bathroom complete the internal accommodation.

Externally, the property enjoys grounds of approximately 1 acre (STS), providing ample off-road parking to the front and a fully enclosed rear garden, predominantly laid to lawn.

To fully appreciate the quality of accommodation, generous plot size and desirable setting on offer, early viewing is highly recommended.

4 2 3

**Guide Price £995,000**





## 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 PORCH**

With front entrance door to:

**ENTRANCE HALL**

With 2 double glazed window to either side of the entrance door fitted with shutters, oak staircase with glazed ballustrading leading to first floor with under stairs storage cupboard, Travertine tiled flooring, solid oak door to:

**CLOAKROOM**

Fully tiled Travertine walls and floor, floating WC with built-in flush, vanity wash hand basin with mixer tap and storage beneath, opaque double glazed window to side, extractor fan, spotlights.

**STUDY**

With solid oak door, double glazed window to front fitted with shutters, Travertine tiled flooring, storage cupboard.

**LIVING ROOM**

With double glazed window to rear, bi-fold doors leading through to the garden, solid wood flooring, spotlights, ceiling surround system, air conditioning.

**OPEN PLAN KITCHEN / DINING / FAMILY ROOM**

Fitted with full length storage cupboards, base units, drawers and large granite breakfast bar with storage beneath and 5 ring induction hob with extractor, integrated 1 1/4 sink with mixer tap, integrated Neff appliances consisting of combi oven, grill, plate warmer, double fridge and double freezer. Fitted storage units and display surface to the family area, spotlights, surround system, Travertine tiled flooring and 2 sets of bi-fold doors leading to a raised covered patio area, air conditioning.

**UTILITY ROOM**

With full length storage cupboards, wall and base units with granite worktop space, integrated stainless steel sink with mixer tap and water softener, integrated fridge, space for tumble drier and washing machine, double glazed window and half glazed door to side, Travertine tiled flooring, spotlights. Door leading through to:

**GAMES / CINEMA ROOM**

Converted from the former double garage and currently used as a golf simulator room. With wooden worktop space with storage under, built-in double door closet, partial vinyl laid and artificial grass, door to side, 2 storage heaters, loft hatch, air conditioning.

**FIRST FLOOR GALLERIED LANDING**

Overlooking the entrance hall with double glazed window to front with fitted shutters, spotlights, radiator, airing cupboard housing the pressurised water tank, spotlights, access to loft.

**PRINCIPAL BEDROOM**

With 2 built-in double wardrobes and dressing table, 2 double glazed windows to rear, 1 double glazed window to side, surround system, air conditioning, radiator. Doors to dressing room and ensuite:

**DRESSING ROOM**

Providing ample hanging space and fitted drawers, window to front, radiator.

**ENSUITE BATHROOM**

Fully tiled floors and walls with large oval shaped bath, large walk-in shower cubicle with rainfall shower head and extracting point, spotlights, 'his & hers' vanity wash hand basins with mixer taps and storage under, floating WC, with built-in flush, bidet, shaver point, heated towel rail, opaque glazed window to front.

**BEDROOM 2**

With double glazed window to rear, built-in double wardrobe, air conditioning unit, door to:

**BATHROOM**

Fully tiled walls and floors with panelled bath, shower cubicle with tiled splashbacks, vanity wash hand basin with mixer tap and storage under, floating WC with built-in flush, heated towel rail, extractor fan, spotlights, double opaque glazed window to side.

The bathroom can be accessed from both the landing and bedroom 2.

**BEDROOM 3**

With double glazed window to rear, 2 built-in double wardrobes, radiator.

**BEDROOM 4**

With double glazed window to rear fitted with shutters, built-in double wardrobe, radiator.

**OUTSIDE**

The property is situated on a private cul de sac with a large 'L' shaped block paved driveway providing ample parking and having an electric car charging point. Gated access to either side of the property provide access into the rear garden.

The rear garden has a raised part covered Travertine tiled terrace area leading from the kitchen/dining/family room ideal for outdoor entertaining with 3 x velux windows. There is a further paved area to the side. Steps from the terrace lead down to the garden which is enclosed by wooden fence panels and is laid to lawn with mature trees, 2 gated accesses from the front and further gated access to rear leading into a communal park,

The plot in total extends to approximately 1 acre (sts)

**AGENTS NOTE**

We are advised there are water mains on the property which Anglian Water have a right of access to check and maintain these.

We are advised there are 3 trees on the property that have Tree Preservation Orders.

**VIEWING ARRANGEMENTS**


Strictly by appointment with the Agents.









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



Guide Price £995,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council

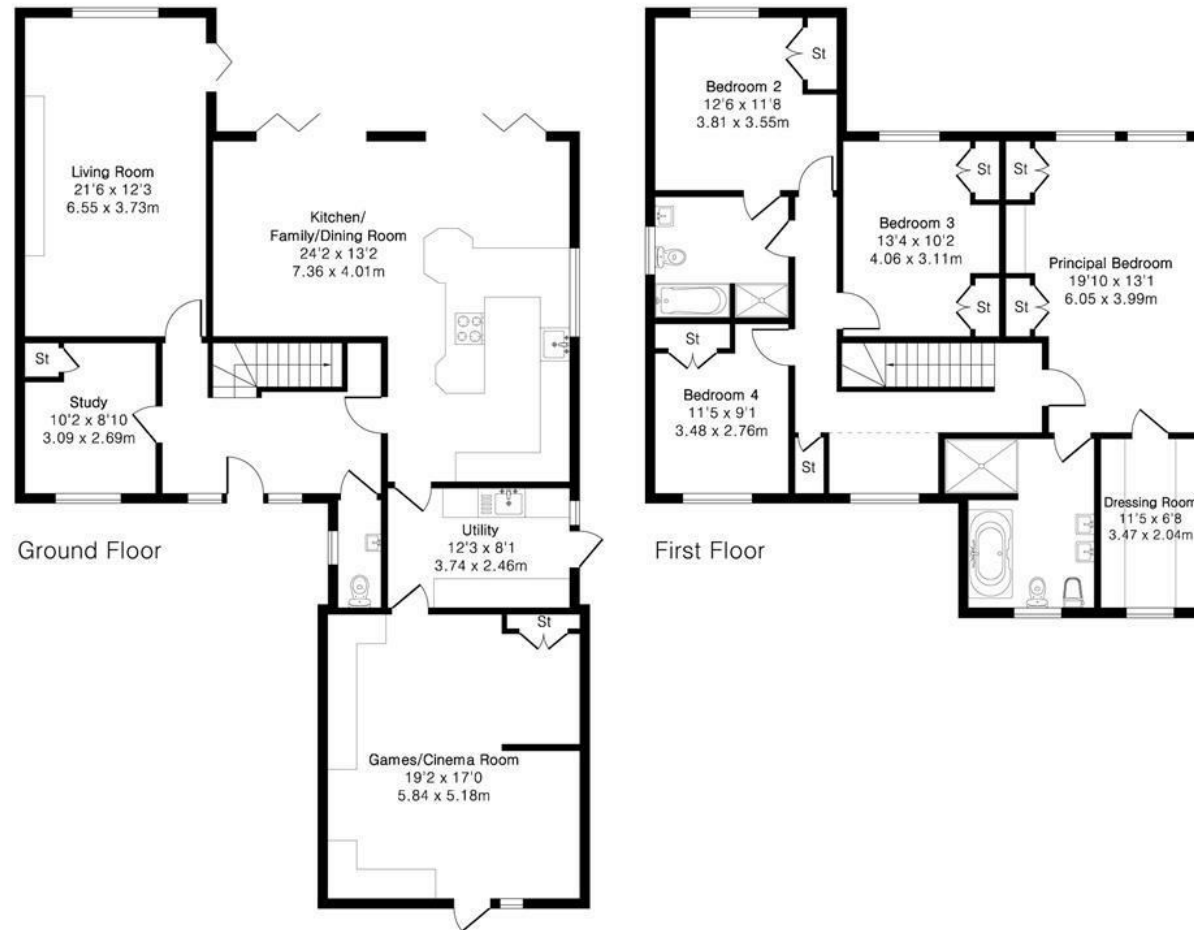




**Approximate Gross Internal Area 2519 sq ft - 234 sq m**

Ground Floor Area 1426 sq ft – 132 sq m

First Floor Area 1093 sq ft – 102 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

