



Quanea Drove, Ely, CB7 5TJ

**CHEFFINS**



# Quanea Drove

Ely,  
CB7 5TJ

- Bespoke Family Home
- 5 Bedrooms (Ensuite to Bedroom 1)
- 3 Reception Rooms
- Field Views Overlooking The Cathedral
- One And a Quarter Acre Plot (STS)
- Generous Gardens
- Ample Offroad Parking
- FREEHOLD / COUNCIL TAX D / EPC E

Cheffins offer to the market this individual detached family home formerly two cottages that have been converted in to one offering ample living space over two floors on the outskirts of the popular City of Ely.

The property comprises of Entrance Hall, Ground Floor Principle Bedroom with generous Ensuite Shower and Bathroom, Dining Room, triple aspect Lounge, Kitchen, Utility Room, Ground Floor Cloakroom as well as four further Bedrooms to the first floor, Family Bathroom and triple aspect first floor Lounge enjoying views over countryside and the Cathedral beyond completing the accommodation.

The property benefits from wrap around Gardens with the front mainly laid to lawn with gravelled driveway providing offroad parking. To the side of the property there is an acre paddock.

To fully appreciate this spectacular home with stunning views of Ely Cathedral an early viewing is highly recommended.

5 2 3

**Guide Price £775,000**







## 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 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 (minimum journey time of approx. 15 minutes) and London (minimum journey time of approx. 69 minutes).

## HALLWAY

Door to front and stairs rising to first floor.

## KITCHEN / BREAKFAST ROOM

Fitted with a bespoke range of base and wall units, cupboards and drawers with worksurfaces over, inset stainless steel sink with mixer tap over, Rangemaster double oven with extractor hood over, plumbing for dishwasher, space for a fridge, radiator and two windows to the rear.

## LOUNGE

Two windows to side, two windows to the front and rear, two radiators, understairs cupboard, stairs leading to the first floor, an open fireplace.

## DINING ROOM

Window to the front, radiator and door leading through to the Kitchen.

## UTILITY ROOM

Door to rear, plumbing for washing machine.

## CLOAK ROOM

Fitted with a two piece suite comprising of low level WC, wash hand basin, radiator and window to the rear.

## BEDROOM 1

On ground floor. Window to front, radiator and fitted wardrobes. Door to..

## ENSUITE

Fitted with a four piece suite comprising of low level WC, shower cubicle, panelled bath and a vanity wash hand basin. Radiator, towel rail and window to the side.

## FIRST FLOOR LANDING

With galleried landing with window to front and rear, radiator, loft access to a part boarded loft, store cupboard.

## FAMILY ROOM

On first floor. Electric roller screen for projector, window to the side, window to the front, radiator, bifold doors at the rear leading on to the deck and overlooking fields.

## BEDROOM 2

Two windows to the rear, radiator and fitted wardrobes.

## BEDROOM 3

Window to the front, radiator and built in wardrobe.

## BEDROOM 4

Window to the rear and radiator.

## LIBRARY / BEDROOM 5

Window to the front, radiator and built in storage cupboard.

## BATHROOM

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin and panelled bath.

Window to the rear, radiator, airing cupboard housing the hot water tank.

## OUTSIDE

The front Garden is mainly laid to lawn with gravelled driveway providing offroad parking. The wrap around Garden is mainly laid to lawn with mature hedgerows to borders, garden shed and paddock to the side. Field views beyond.

## AGENTS NOTE

The sunset images included within this listing were taken/provided by the current vendors.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## STORE

Connected with power and pipes to connect to central heating.



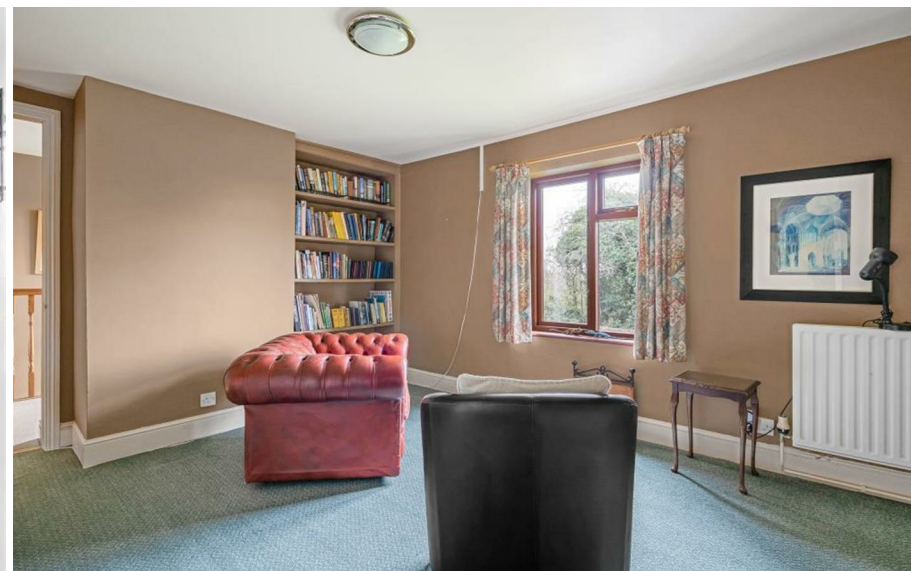



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £775,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – East Cambs District Council





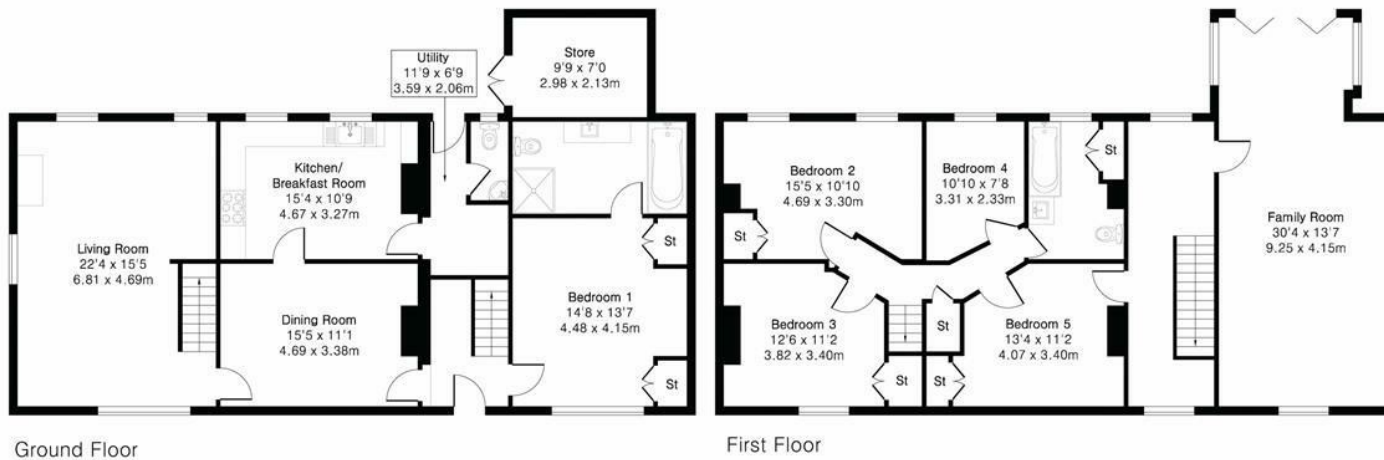




### Approximate Gross Internal Area 2492 sq ft - 232 sq m

Ground Floor Area 1247 sq ft – 116 sq m

First Floor Area 1245 sq ft – 116 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.

