



Ely Road, Queen Adelaide, CB7 4TZ

CHEFFINS

Ely Road

Queen Adelaide,
CB7 4TZ

- Substantial Detached House
- 4/5 Bedrooms
- 3 Reception Rooms & 2 Bathrooms
- Spacious Kitchen/Dining Room
- Approx 1/3rd of an Acre Plot (STS)
- Well Maintained Office or Annexe Type Building
- Ideal for Working from Home
- Convenient for Ely & the Railway Station
- Freehold / Council Tax Band D / EPC Rating F

A substantial and highly individual detached property situated within a plot of approximately 1/3rd of an acre (sts), conveniently located for Ely city centre and the railway station. Accommodation comprises on the ground floor, lounge opening into sitting area which leads into a family or dining room, utility, cloakroom and spacious kitchen/dining room. On the first floor there are 4 bedrooms with a 5th which is currently used as a dressing room, 2 bathrooms and a sauna.

Outside there are mature and private gardens, a range of outbuildings including excellent office or annexe type building which consists of living area with kitchenette, double bedroom and shower room.

The property is situated close to the River Great Ouse and with the office is perfectly suited for those wishing to work from home. To fully appreciate the extent of accommodation a viewing is highly recommended.

6 3 4



Offers In Excess Of



LOCATION

QUEEN ADELAIDE is a mainly residential hamlet situated on the outskirts of Ely. 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.

LOUNGE

With double glazed windows with shutters to front and side aspects, ornate corning, open fire with marble hearth and timber surround, display shelving, radiator, 2 archways leading to:

SITTING AREA

With double glazed French door to side garden, ornate corning, built-in cupboard, door to rear staircase, radiator.

DINING OR FAMILY ROOM

With double glazed window to side aspect, ornamental fireplace with marble hearth and timber surround, built-in cupboard and shelving, stairs to first floor.

UTILITY

With worksurfaces, space for tumble driers, double glazed window and door to side aspect, ornate corning, built-in cupboards, radiator.

CLOAKROOM

With low level WC, vanity unit with wash basin, double glazed window to rear aspect, radiator.

KITCHEN / DINING ROOM

With double glazed windows and French doors to side aspect, stable style door to rear, fitted with a range of farmhouse style wall and base level storage units and drawers with marble worktop and undermounted butler sink, island unit with marble top incorporating a breakfast bar and with a further undermounted sink, integrated washing machine and dishwasher, dresser unit with wine rack, space for fridge/freezer and Range oven, ceiling speakers.

FIRST FLOOR LANDING

With skylight window.

BEDROOM 1

With double glazed window to side aspect with shutters

and French door also with shutters leading on to a balcony, 2 skylights, radiator.

INNER LANDING

With access to loft, display shelving, stained glass windows, further double glazed window with shutters to side aspect, skylight, built-in cupboard, access to rear staircase, 2 radiators.

BEDROOM 2

With double glazed window to front aspect and double glazed French door onto balcony, 2 pairs of double wardrobes, ornate corning, radiator.

BEDROOM 3

With double glazed windows to front and side aspects, 2 pairs of built-in double wardrobes, radiator

BEDROOM 4

With double glazed window to side aspect, built-in double wardrobe, radiator.

DRESSING ROOM / BEDROOM 5

With double glazed window to rear aspect and stained glass window to side, range of fitted wardrobes and drawers, radiator.

BATHROOM 1

With roll-top bath, pedestal hand wash basin, high level WC, separate shower cubicle, 2 double glazed windows with shutters to side aspect, ornate corning, radiator, with 2 double glazed windows with shutters to side aspect, ornate corning, radiator.

BATHROOM 2

With double glazed window with shutters to front aspect, jacuzzi bath, shower cubicle, low level WC, pedestal hand wash basin, radiator.

SAUNA

With lobby area with cupboard and shelving and sauna with bench seats and electric fire.

OUTSIDE

To the front of the property is a gravelled garden with established planting including an attractive climbing rose. Gated pedestrian access leads to a side garden which consists of a lawn with summerhouse with electricity connected and is used as a gym. This garden continues alongside the house where there are raised planted borders and continues to the rear where there is a mature Willow tree and a combination of decking, paving and lawn providing an attractive and private garden space. There is also a timber gazebo, concealed oil storage tank and gated access onto the side road.

The garden continues with combinations of paving and an extensive lawn bordered by mature trees and shrubs offering excellent privacy. To the rear of the garden there are a series of timber outbuildings and within the main body of the garden there is an excellent annexe or office type building which the current owners use to run their business from. This building comprises:

Living area - with double glazed windows and French doors, together with a small kitchenette consisting of wall and base level storage units, sink and worksurfaces.

Double bedroom - with double glazed windows, built-in cupboards and skylight.

Shower Room - a modern shower comprising pedestal hand wash basin, low level WC, shower cubicle, heated towel rail.

AGENTS NOTES

The property has Ethernet connection throughout.

The vendors obtained planning consent in 2022 (now lapsed) for single storey extensions to create an orangery, dining room and utility.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





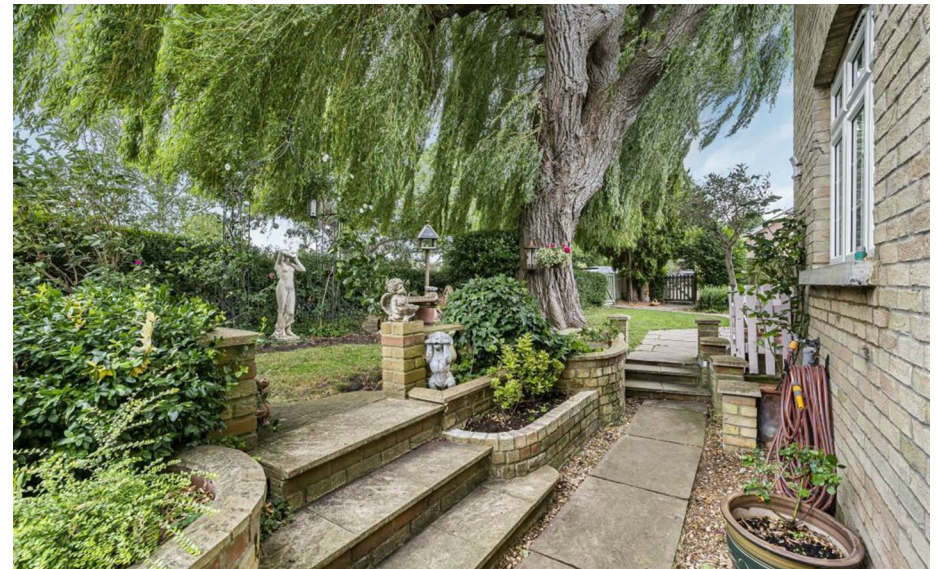




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £525,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council





**Approximate Gross Internal Area 2299 sq ft - 213 sq m
(Excluding Cottage)**

Ground Floor Area 1174 sq ft – 109 sq m

First Floor Area 1125 sq ft – 104 sq m

Cottage Area 543 sq ft – 50 sq m



PINK PLAN

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.

CHEFFINS

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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