



Columbine Road, Ely, CB6 3WN

CHEFFINS

Columbine Road

Ely,
CB6 3WN

- Modern Four Bedroom Detached Family Home
- Refitted Kitchen / Breakfast Room
- Refitted Ensuite to Bedroom 1
- Newly Refitted Family Bathroom
- 3 Reception Rooms
- Off Road Parking And Detached Double Garage
- Front And Rear Gardens
- FREEHOLD / COUNCIL TAX D / EPC C

We are delighted to offer to the market this well presented family home located on a popular estate in the City of Ely.

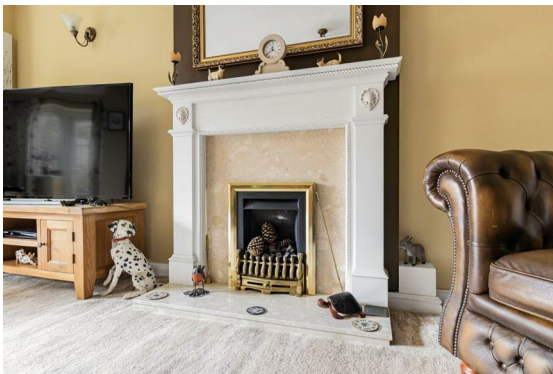
The property comprises of generous accommodation to include; a Hallway, an extended Lounge that provides access to the rear Garden, Kitchen / Breakfast Room, separate Dining Room, Study and a ground floor Cloakroom. To the first floor there are 4 good sized Bedrooms with Bedroom 1 benefitting from a refitted Ensuite plus a brand new Family Bathroom completing the accommodation. Outside the property are front and rear Gardens, offroad parking and a detached double Garage. The property also benefits from having solar panels fitted.

With its spacious interiors and prime location, it is sure to appeal to a wide range of buyers. For further information, please contact us today.

4 2 3

Guide Price £500,000





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.

HALLWAY

Door to front, stairs leading for first floor and an understairs cupboard.

CLOAKROOM

Refitted with a two piece suite comprising of low level WC, wash hand basin and a heated towel rail.

LOUNGE

Extended to the rear and offers a fireplace, window to the rear and a door to side providing access to the Garden.

KITCHEN / DINER

Refitted range of base and wall units, cupboards and drawers with solid granite worksurface over, integral double oven, 5 ring gas hob, plumbing for a washing machine, plumbing for a dishwasher, inset one and a half bowl stainless steel sink with mixer tap over, breakfast bar, radiator, door to side and window to the rear.

STUDY

Window to the front and a radiator.

DINING ROOM

Window to the front, door to Kitchen, and a radiator.

FIRST FLOOR LANDING

Radiator, store cupboard and loft access to a boarded loft that also has light.

BEDROOM 1

Window to the front, radiator, two double built in wardrobes. Door to..

ENSUITE

Refitted with a two piece suite comprising of low level WC, wash hand basin and shower cubicle. Window to the front, extractor fan and a radiator.

BEDROOM 2

Window to the front, radiator and built in wardrobe.

BEDROOM 3

Window to the rear, radiator and built in wardrobe.

BEDROOM 4 / DRESSING ROOM

Window to the rear, radiator and built in wardrobe.

FAMILY BATHROOM

Refitted with a three piece suite comprising of low level WC, wash hand basin in vanity unit and

panelled bath with shower over and shower screen. Window to the rear, heated towel rail and an extractor fan.

OUTSIDE

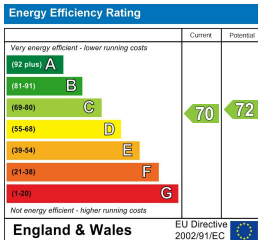
To the front there is a mainly laid to lawn garden with a shared driveway to the side providing access to the rear of the property including the detached double garage and parking area. The double garage has electric roller doors with power and light connected. The rear garden is mainly laid to lawn with paved patio and gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £500,000

Tenure - Freehold

Council Tax Band - D

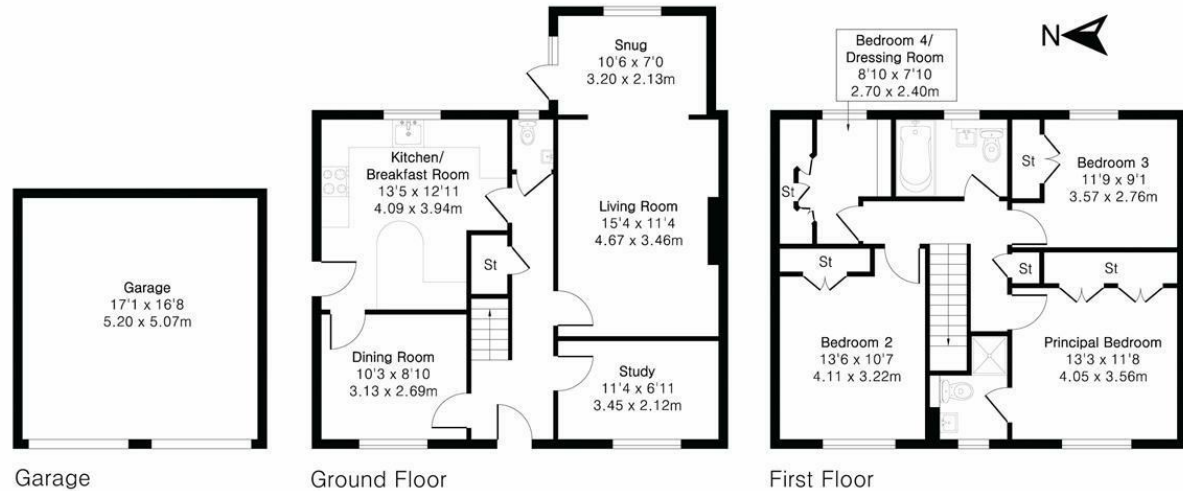
Local Authority - East Cambs District Council

**Approximate Gross Internal Area 1347 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 712 sq ft - 66 sq m

First Floor Area 635 sq ft - 59 sq m

Garage Area 284 sq ft - 26 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.

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.

