



Gateway Gardens, Ely, CB6 3DE

**CHEFFINS**

# Gateway Gardens

Ely,  
CB6 3DE

4 2 3

**Guide Price £525,000**

- Detached House
- 4 Bedrooms (1 Ensuite)
- Kitchen & Utility
- Study / Garden Room Opening into the Garden Lounge with Vaulted Ceiling
- Lounge with Vaulted Ceiling
- Driveway, Garage & Gardens
- Edge of Development Location
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

Situated on the edge of the development convenient for the City Centre, this rarely available style of 4 bedroom property is offered for sale with no upward chain.

Accommodation comprises on the ground floor, entrance hall, kitchen, utility, cloakroom, study/garden room and spacious dining room opening into sitting room with feature vaulted ceiling. On the first floor there are 4 bedrooms with 3 being doubles and bedroom 1 having an ensuite, along with the family bathroom. Outside there is a driveway, garage and a well maintained garden.

To fully appreciate the layout and spacious accommodation a viewing is highly recommended.





## 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 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 aspect, stairs to first floor, 2 double glazed windows, radiator.

## KITCHEN / BREAKFAST ROOM

With sink unit and drainer, fitted with a range of matching wall and base level storage units, drawers and work surfaces, integrated double oven, hob and extractor hood, dishwasher, fridge/freezer, shelved larder cupboard and under stairs cupboard, double glazed window, archway leading to dining room.

## UTILITY

With sink unit and drainer with base level storage units, plumbing for washing machine, refitted gas fired boiler, double glazed window.

## STUDY / GARDEN ROOM

With door to garden and radiator.

## CLOAKROOM

With low level WC, hand wash basin, radiator.

## DINING ROOM

With timber flooring, corner window with large glazed screen and door onto garden, radiator. Opening to:

## LOUNGE

With feature vaulted ceiling with exposed beams, timber flooring, French doors to rear garden and double glazed windows, 2 radiators.

## FIRST FLOOR LANDING

With large double glazed window, access to loft, airing cupboard, 2 radiators.

## BEDROOM 1

With fitted double wardrobe, Juliet balcony overlooking the garden, double glazed window, radiator.

## ENSUITE

With shower cubicle, low level WC, hand wash basin, double glazed window, radiator.

## BEDROOM 2

With double glazed corner windows, radiator.

## BEDROOM 3

With 2 double glazed windows, radiator.

## BEDROOM 4

With 2 double glazed windows, radiator.

## SHOWER ROOM

Refitted with walk-in shower, built-in vanity unit and low level WC, heated towel rail.

## OUTSIDE

To the side of the property a timber gate leads to a driveway which in turn leads to a garage with electric up and over door. Gated pedestrian access leads into the rear garden where there is a private patio area leading onto a lawn bordered by established shrubs and bushes.

## 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                                   | 73                      | 78                                                                                |
| (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 |  |

Guide Price £525,000

Tenure – Freehold

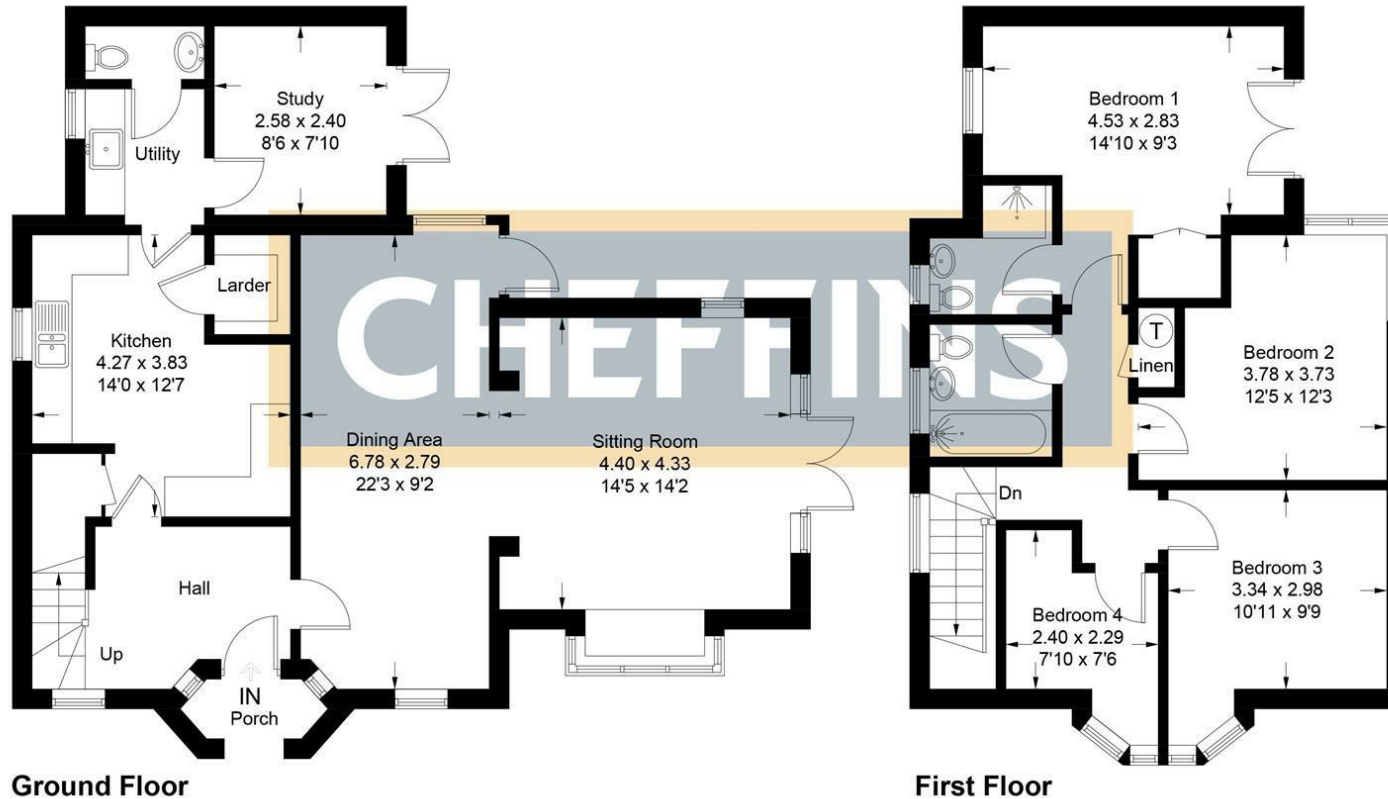
Council Tax Band – E

Local Authority – East Cambs District Council





Approximate Gross Internal Area  
Ground Floor = 81.6 sq m / 878 sq ft  
First Floor = 63.3 sq m / 681 sq ft  
Total = 144.9 sq m / 1559 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1228835)

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.

