

St. Catherines, Ely, CB6 1AP

CHEFFINS

CHEFFINS

St. Catherines

Ely,
CB6 1AP

4 2 3

Offers In Excess Of



- Substantial Detached Family Home
- 4 Bedrooms
- Ensuite To Bedroom 1
- Large Wrap-Around Conservatory
- Enclosed Rear Garden
- Off-Road Parking & Garage
- Refitted Kitchen
- Freehold / Council Tax Band D / EPC Rating C

Cheffins offer to the market this deceptively spacious family home located in the sought after road of St. Catherines in Ely.

The property has been meticulously maintained by its current owners and includes a refitted kitchen/breakfast room, lean-to, large wrap-around conservatory with heating and air conditioning overlooking the garden, multiple reception rooms giving plenty of space for a growing family, to include a living room, dining room, study, along with a cloakroom to the ground floor. Upstairs there are 4 bedrooms with bedroom 1 benefitting with an ensuite shower room along with a family bathroom.

Outside, the property offers to the front ample amounts of off-road parking with a block paved driveway and a single garage with power and light connected whilst the rear offers a well kept, mainly laid to lawn, walled garden with flower beds to borders and gated access.

To fully appreciate the size and location of this fabulous family home, an early 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 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 HALL
With door to front, stairs rising to first floor, radiator.

KITCHEN / BREAKFAST ROOM
Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for fridge/freezer, integral double oven, electric hob, sink with mixer tap over, plumbing for washing machine and dishwasher, two windows to rear, window to side, radiator, understairs cupboard, door to side.

LEAN-TO
With door to rear.

OFFICE
With window to front, radiator

CLOAKROOM
Fitted with a tow-piece suite comprising low level WC, pedestal wash hand basin, radiator, window to side.

LIVING ROOM
With window to front, radiator, electric fireplace.

DINING ROOM
With radiator. Opening through to...

CONSERVATORY
L-shaped UPVC and brick construction conservatory with doors to rear providing access to the garden, three radiators, air conditioning unit.

FIRST FLOOR LANDING
With radiator, airing cupboard housing the hot water tank and boiler, loft access.

BEDROOM 1
With window to front and side, radiator, fitted wardrobes. Door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator, window to rear.

BEDROOM 2
With window to rear, radiator, built-in wardrobe.

BEDROOM 3
With window to front, radiator, fitted wardrobes, built-in cupboard.

BEDROOM 4
With window to front, radiator, over stairs cupboard.

BATHROOM
Fitted with a three-piece suite comprising low level WC, vanity wash hand basin, walk-in shower, radiator, window to rear.

OUTSIDE
The front offers a block paved driveway providing off-road parking leading to a single garage with up and over door and power and light connected. The rear offers a mainly laid to lawn, walled garden with decked patio, flower beds to borders with mature shrubs and trees and gated access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





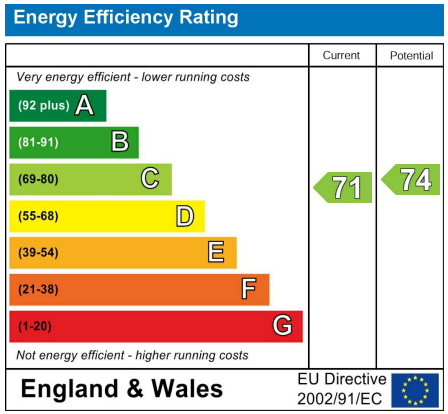




















Offers In Excess Of £650,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council



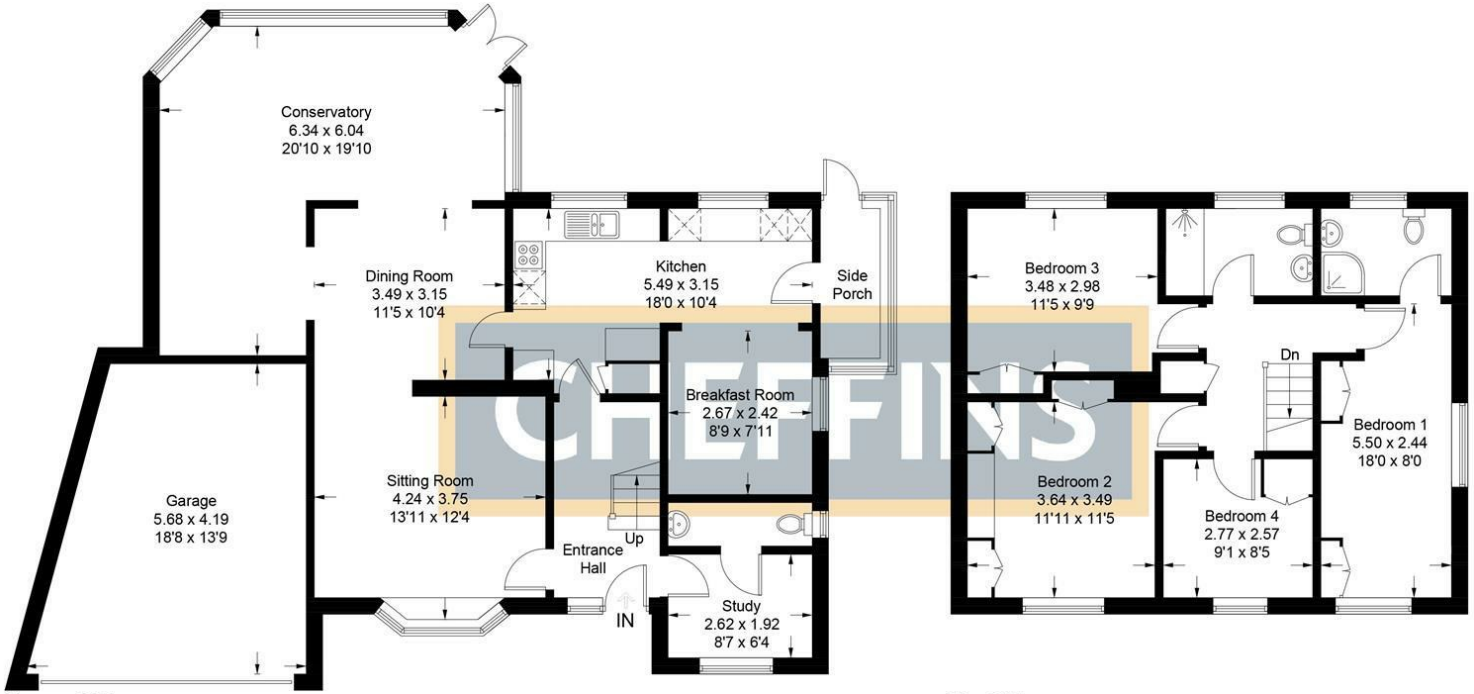






CHEFFINS

Approximate Gross Internal Area
Ground Floor = 100.1 sq m / 1077 sq ft
First Floor = 63.6 sq m / 684 sq ft
Garage = 24.9 sq m / 268 sq ft
Total = 188.6 sq m / 2029 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.(ID1340297)

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.

CHEFFINS