



Juniper Drive, Ely, CB7 4TT

**CHEFFINS**



## Juniper Drive

Ely,  
CB7 4TT

- Well Presented Detached Home
- 3 First Floor Bedrooms
- Ground Floor Bedroom 4 or Study
- Lounge & Dining Room
- Modern Kitchen/Breakfast Room
- Garden Room
- Driveway & Well Maintained Gardens
- Popular Cul De Sac
- Freehold / Council Tax Band D / EPC Rating C

A well presented modern detached home with a private rear garden and attractively located within a highly regarded cul de sac. Accommodation comprises on the ground floor, entrance hall, lounge leading into dining room, modern kitchen/breakfast room with utility area, garden room and family room/bedroom 4. On the first floor there are 3 bedrooms and a family bathroom. Outside there is a driveway and well maintained rear garden.

Viewing recommended.

3 2 3

**Guide Price £435,000**





## 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.



## ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

## CLOAKROOM

With low level WC, wash basin, double glazed window to front aspect, radiator.

## LOUNGE

With double glazed bay window to front aspect, television point, radiator. Opening to:

## DINING ROOM

With double glazed patio doors to rear garden, radiator.

## KITCHEN / BREAKFAST ROOM

With a range of modern wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, sink unit and drainer, integrated dishwasher, double glazed window to rear aspect, under stairs storage cupboard, radiator.

## UTILITY AREA

Accessed from the kitchen area and consisting of a further range of wall and base level storage units and a sink.

## GARDEN ROOM

With window and door into garden, gas fired central heating boiler.

## FAMILY ROOM / BEDROOM 4

With double glazed window to front aspect, oak flooring, large cupboard which offers potential to create an ensuite shower, radiator.

## FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder.

## BATHROOM

With double glazed window to rear aspect, fitted with a modern suite comprising panelled bath with shower attachment from the taps, vanity unit with wash basin, low level WC, double glazed window to side aspect, heated towel rail.

## BEDROOM 1

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

## ENSUITE

With modern suite comprising shower, vanity unit with wash basin and storage cupboards, low level WC and double glazed window to side aspect.

## BEDROOM 2

With double glazed window to rear aspect, built-in wardrobes, radiator.

## BEDROOM 3

With double glazed window to front aspect, built-in cupboard, radiator.

## OUTSIDE

To the front of the property there is a garden and driveway providing side-by-side parking. Gated pedestrian access leads into the rear garden which offers an excellent degree of privacy and is not overlooked from the rear. The garden consists of an area of paved patio leading onto a lawn.

## VIEWING ARRANGEMENTS

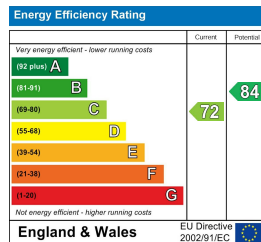
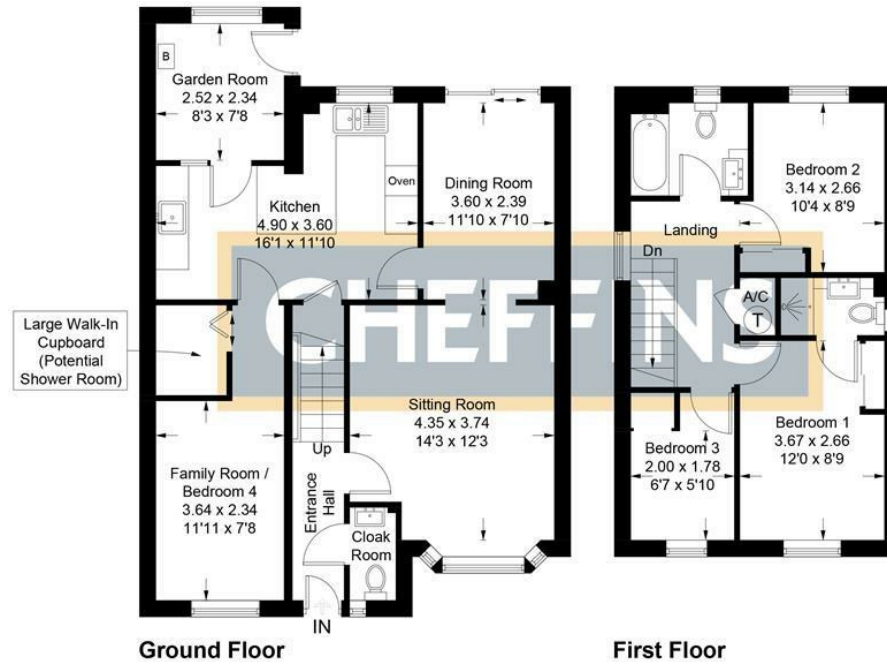
Strictly by appointment with the Agents.







Approximate Gross Internal Area  
 Ground Floor = 67.7 sq m / 729 sq ft  
 First Floor = 37.2 sq m / 400 sq ft  
 Total = 104.9 sq m / 1129 sq ft



Guide Price £435,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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. (ID1231975)

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.

