



Merlin Drive, Ely, CB6 3EE

CHEFFINS

Merlin Drive

Ely,
CB6 3EE

- Immaculately Presented Family Home
- Dual Aspect Lounge & Refitted Kitchen/Dining Room
- Study, Utility & Laundry Room
- 4 Double Bedrooms (Master with Ensuite)
- Driveway Parking
- Enclosed Garden to Rear
- Popular City Location Close to Primary & Secondary Schools
- Freehold / Council Tax Band E / EPC Rating D

If you're looking for an individual, quality family home, then look no further than this immaculate, 4 bedroom detached home, located in the popular City of Ely.

This stunning home offers spacious accommodation from a dual aspect lounge, a refitted kitchen / diner, there is also a utility room PLUS a laundry room that also provides access to the garage store. There is a ground floor cloakroom and a study at the very rear.

Upstairs, there are 4 double bedrooms and a refitted 4 piece family bathroom. the master bedroom offers fitted wardrobes, dual aspect windows and an ensuite shower room.

Outside the property is a good size driveway providing off road parking for 3/4 cars, whilst the rear is a courtyard style garden with mature shrubs & trees to borders.

To fully appreciate the size, quality and location of this immaculate family home, an early viewing is highly recommended!

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Guide Price £550,000





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 PORCH

With door to front aspect and door through to:

ENTRANCE HALL

With door to front aspect, stairs to first floor.

KITCHEN / DINING ROOM

A dual aspect room with window to front aspect and patio doors to rear aspect. Refitted with a range of base and eye level storage units and drawers with solid quartz work surfaces over, integral single oven, 4-ring gas hob with extractor hood over, integral fridge/freezer, integral dishwasher, sink with mixer tap.

LOUNGE

A dual aspect room with windows to front and rear aspects, 2 radiators, solid fuel burner that runs the hot water and heating, door through to kitchen/dining room.

INNER HALLWAY

Leading through:

CLOAKROOM

With low level WC, wash hand basin, heated towel rail.

UTILITY

With built-in storage, space for tumble drier, plumbing for washing machine, stainless steel sink unit with mixer tap.

STUDY

With window to side aspect, radiator.

LAUNDRY ROOM

With 2 heated towel rails, extractor fan. Door to:

GARAGE / STORE

With roller door, power and light connected.

FIRST FLOOR LANDING

With skylight to rear, airing cupboard housing hot water tank, 2 radiators.

BEDROOM 3

With window to front aspect, radiator.

BEDROOM 4

With window to rear aspect, built-in storage cupboard, radiator.

FAMILY BATHROOM

With 4-piece suite comprising low level WC, pedestal hand basin, panelled bath and shower cubicle, heated towel rail, window to rear aspect.

BEDROOM 2

With window to front aspect, built-in wardrobes, radiator.

BEDROOM 1

A dual aspect room with window to front aspect, vaulted ceiling with 2 skylights to rear, 2 double built-in wardrobes, radiator. Door to:

ENSUITE

With 3-piece suite comprising walk-in shower, vanity wash hand basin, low level WC, heated towel rail, skylight to rear.

OUTSIDE

To the front of the property there is a resin driveway providing parking for 3/4 cars. The rear garden is a mainly paved courtyard style with mature shrubs and trees to borders and external store room and boiler room.

AGENTS NOTE


For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





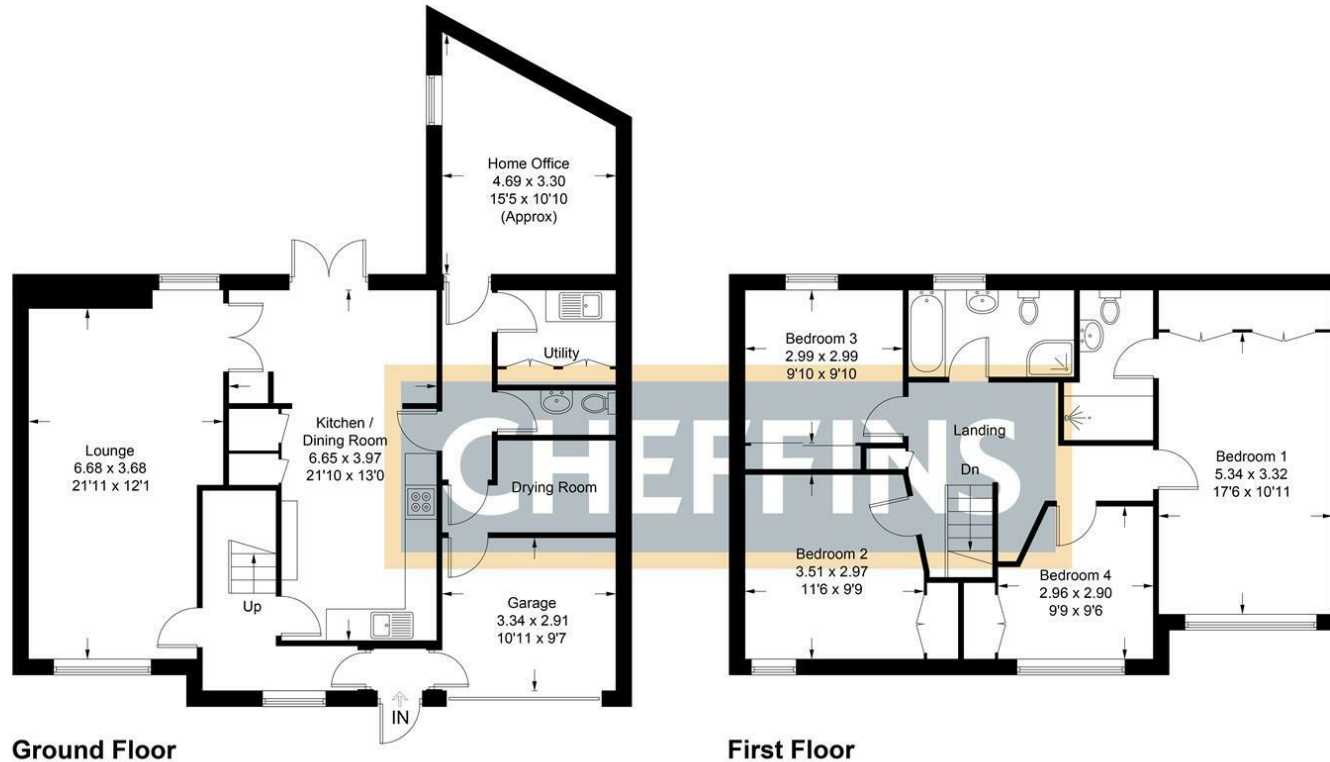
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council



Approximate Gross Internal Area
 Ground Floor = 96.3 sq m / 1036 sq ft
 First Floor = 75.2 sq m / 809 sq ft
 (Including Garage)
 Total = 171.5 sq m / 1845 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. (ID1155851)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.

