



Kingsley Walk, Ely, CB6 3BZ

CHEFFINS

Kingsley Walk

Ely,
CB6 3BZ

- Detached 4 Bedroom House
- Kitchen / Breakfast Room
- Ensuite and Family Bathroom
- Driveway and Double Garage
- Fully Enclosed Rear Garden
- Freehold / Council Tax E / EPC TBC

Cheffins are delighted to market this well-presented detached family home located on this highly regarded development within Ely.

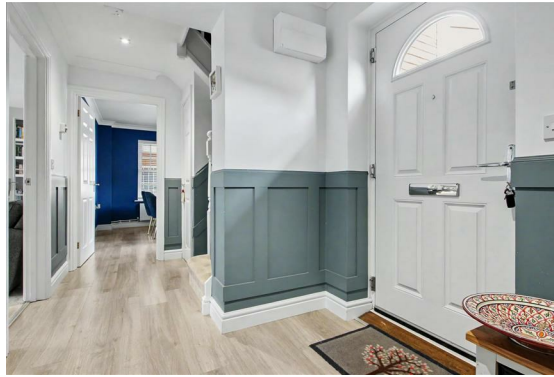
Accommodation comprises of entrance hallway, cloakroom, kitchen / breakfast room, dining room, living room, together with four bedrooms, family bathroom, en suite and family bathroom. The property benefits from driveway, double garage and fully enclosed rear garden.

Viewings are highly recommended.

4 2 2

Guide Price £540,000





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 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 HALLWAY

with stairs rising to the first floor, Understairs storage cupboard and door through to downstairs cloakroom with laminated flooring.

CLOAKROOM

With frosted sash windows to the front, low level WC, wash hand basin with mixer tap and tiled splash back, radiator, extractor fan and tiled flooring.

KITCHEN / BREAKFAST ROOM

Fitted with a range of wall and base units with worktop space, integrated 5 ring induction hob with stainless steel extractor fan over, integrated oven and grill, fridge / freezer, dishwasher, one and a quarter sink with mixer tap, breakfast island with storage under, full length radiator, spotlights, double glazed windows to the rear, door leading through to the garden and laminated flooring.

DINING ROOM

With double glazed sash windows to the front and side, radiator, laminated flooring,

double doors through to the living room with sash windows to the rear, French doors leading through to the garden, built in shelving and storage units, space for TV and featured electric fireplace. and two radiators.

FIRST FLOOR LANDING

With loft hatch, radiator and airing cupboard.

BEDROOM 1

With double glazed sash windows to the front, built-in wardrobes, radiator and door to en suite

ENSUITE

Fitted with a walk-in shower with rainfall shower head and tiled splash back, low level WC, wash and basin with mixer tap, splash back surrounding, heated towel rail, frosted double glazed window to the rear, tiled flooring, extractor fan and shaving point.

BEDROOM 2

With sash double glazed windows to the front and radiator.

BEDROOM 3

With double glazed sash window to the rear and radiator.

BEDROOM 4

With double glazed sash window to the rear and radiator.

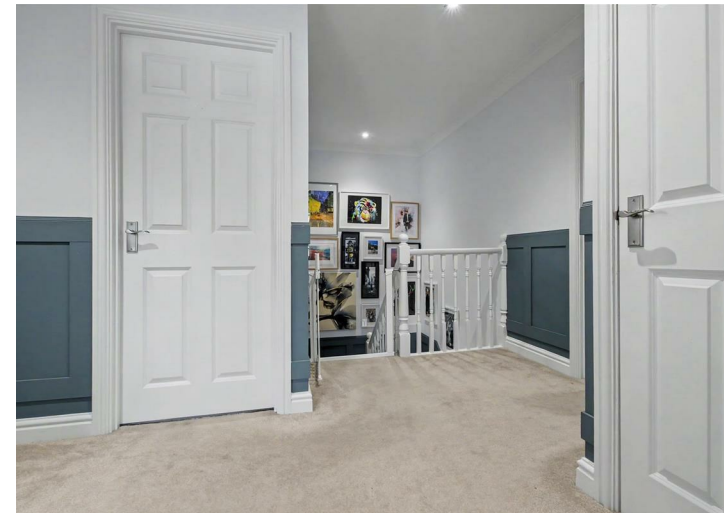
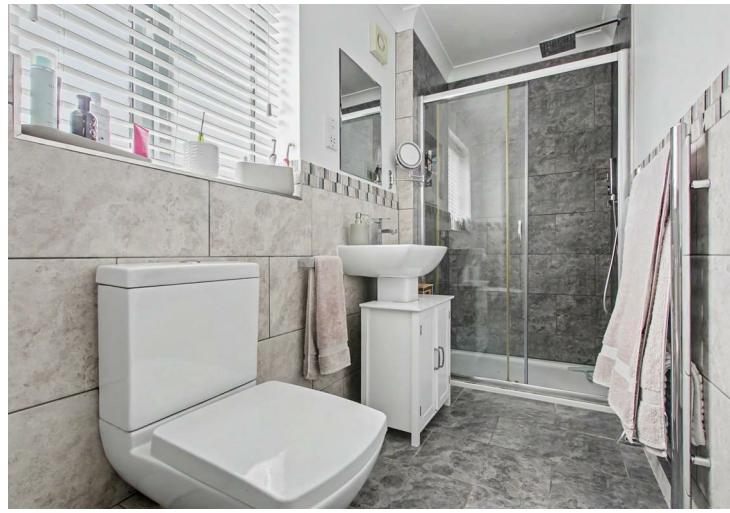
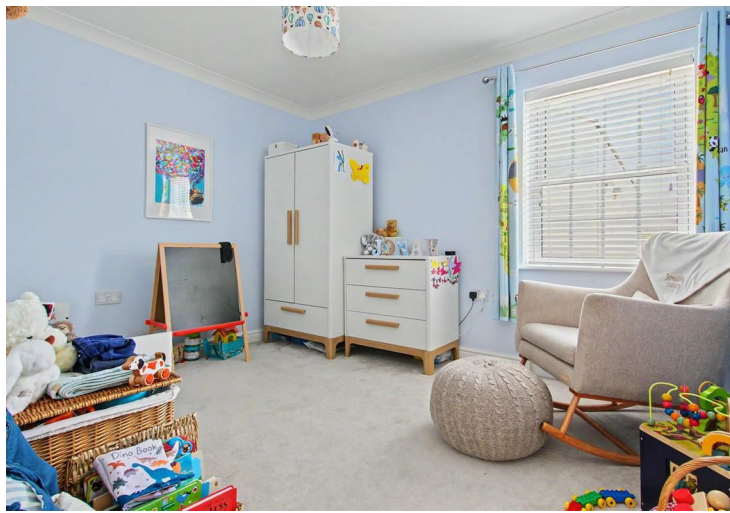
OUTSIDE

To the front there is a small front garden with path leading to the front garden, ample driveway parking to the side with car port section leading through to the double garage with two up and over doors and electricity.

The rear garden is fully enclosed with patio section, laid lawn, stone gravelled area with a variety of herbaceous borders and timber shed. Side gated access leading through to the garage and driveway.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





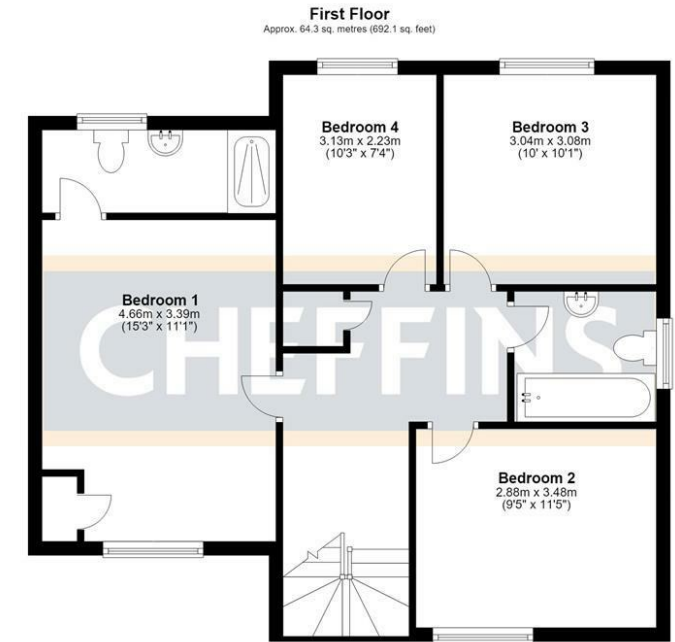
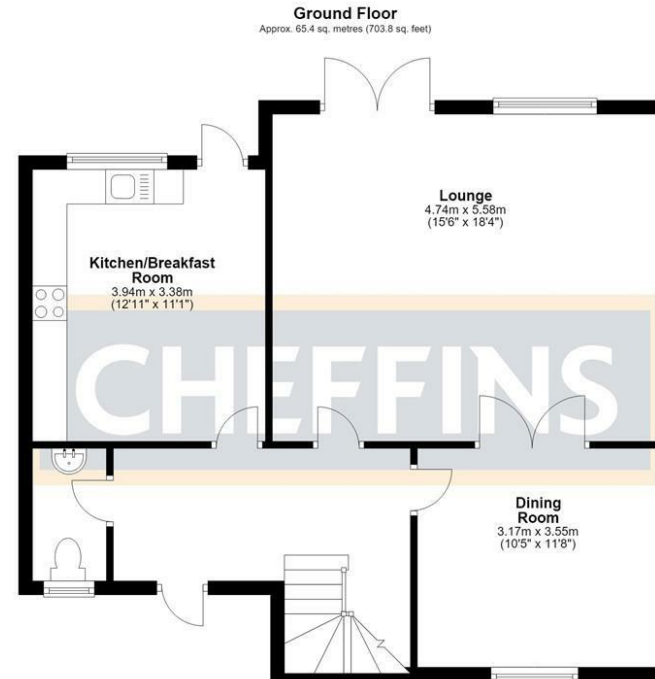
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £540,000

Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambs District Council



Total area: approx. 129.7 sq. metres (1395.9 sq. feet)

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

