



Cambridge Road, Ely, CB7 4HL

CHEFFINS

Cambridge Road

Ely,

CB7 4HL

- Completely Refurbished Immaculately presented Family Home
- Rare opportunity to purchase on this sought after road
- Open Plan Lounge/Dining/Family Room with Bi-Fold Doors to Rear
- Separate Lounge
- Ground Floor Shower Room & Family Bathroom
- 3 Double Bedrooms
- Landscaped Rear Garden & Ample Parking
- Planning Permission for a 2-Storey Side Extension
- Freehold / Council Tax Band E / EPC Rating D

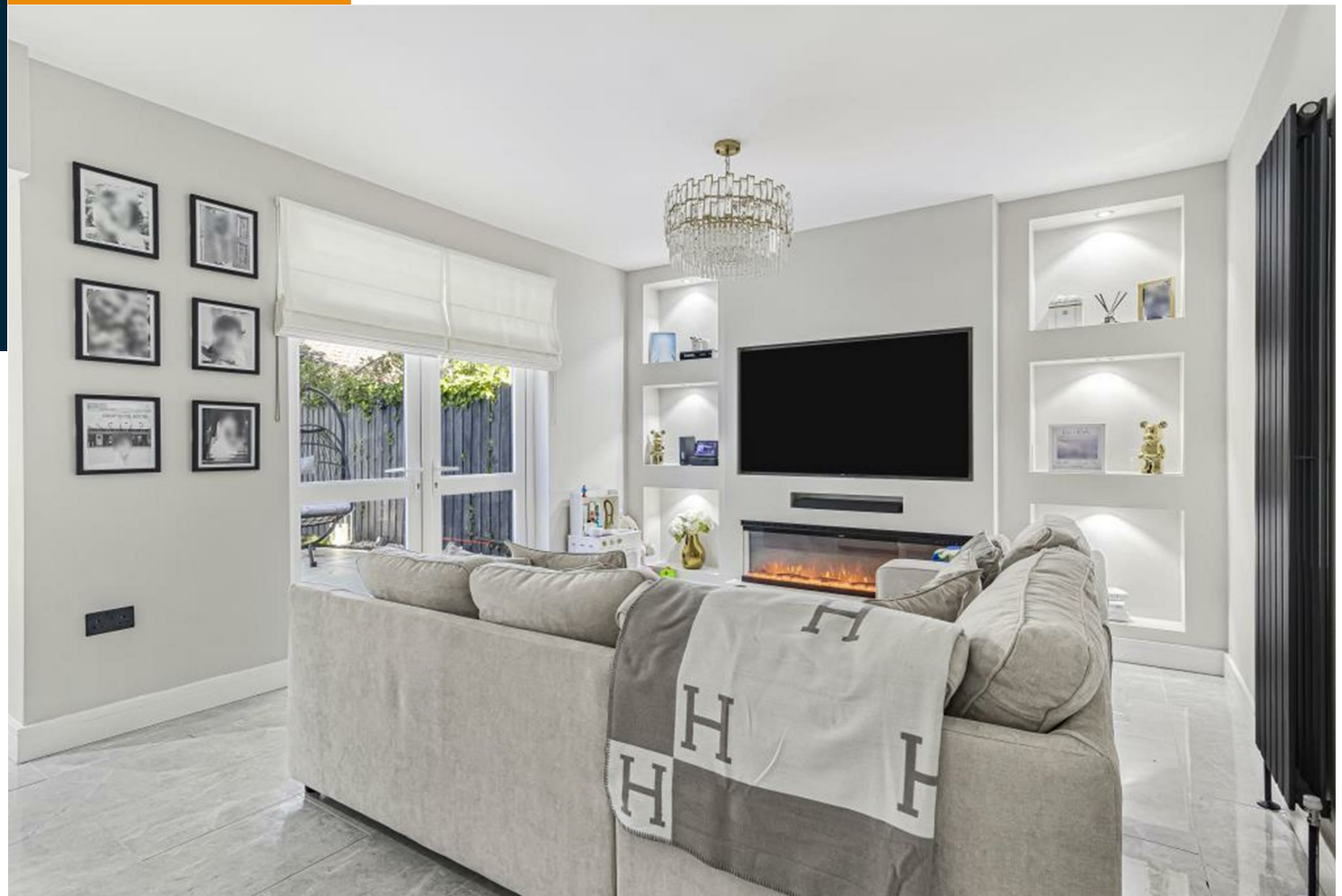
Cheffins are delighted to offer to the market this exceptionally presented family home located in the popular City of Ely, within easy access to the City Centre, Cathedral and riverside walks.

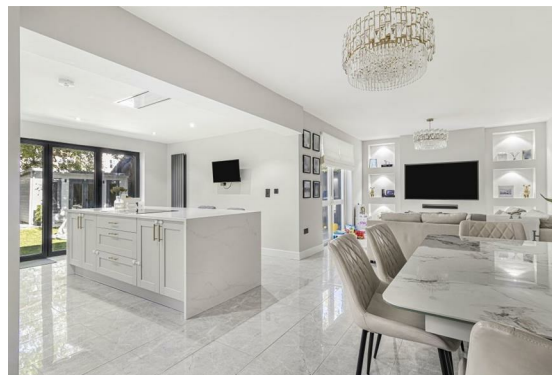
This stunning family home has been completely overhauled and offers entrance hall, refitted ground floor shower room, lounge, open plan kitchen/dining/family room complete with breakfast bar, AEG appliances, as well as a media wall and bi-fold door to the garden. There are also 3 double bedrooms and a family bathroom. Outside the property offers ample parking for multiple cars and a freshly landscaped rear garden with 4m x 3m summerhouse and generous paved patio.

The property has the added benefit of planning permission for the demolition of the existing car port and the erection of a 2-storey side extension and to fully appreciate the high quality of this immaculate family home, an early viewing is recommended and is by appointment only.

3 2 2

Guide Price £785,000





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, under stairs storage cupboard.

LOUNGE

With bay window to front, radiator.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

Refitted with a range of base and wall units, cupboards and drawers with complimentary quartz work tops over, breakfast bar island, integral double oven, 5-ring induction hob with extractor hood over, wall mounted boiler, integral fridge/freezer, integral dishwasher, integral washing machine, inset sink with mixer tap, integrated extractor hood in ceiling, bi-fold doors to the rear leading into the garden, media wall to family area, further door to rear.

GROUND FLOOR SHOWER ROOM

Refitted with 3-piece suite comprising walk-in shower, vanity wash hand basin, low level WC, extractor fan, towel rail, window to front, illuminate vanity mirror.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, access to loft.

BEDROOM 1

With window to front, radiator, walk-in wardrobe.

BEDROOM 2

A dual aspect room with windows to front and rear aspects, radiator.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Refitted with 4-piece suite comprising low level WC, vanity his and hers sinks, panelled bath with shower over and screen, 2 windows to rear, illuminated vanity mirror.

OUTSIDE

The front of the property is laid to gravel and block paving providing parking for multiple vehicles.

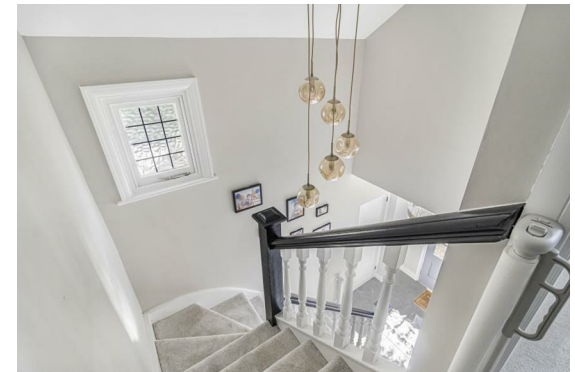
The rear garden has been landscaped and is mainly laid to lawn with generous paved patio, 4m x 3m summerhouse with patio area, gated access leads to the front.

AGENTS NOTE

There is planning permission in place for the demolition of the car port and a 2-storey extension to side. Planning reference: 24/00511/FUL. Please see proposed elevations and floors plans included within these sales particulars. Further details are available from the East Cambs District Council Planning Portal.

VIEWING ARRANGEMENTS

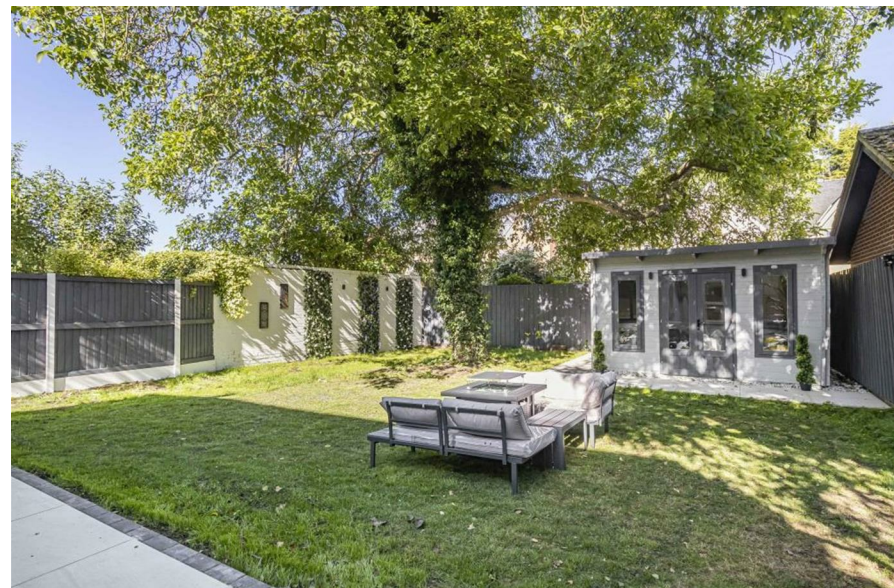
Strictly by appointment with the Agents.











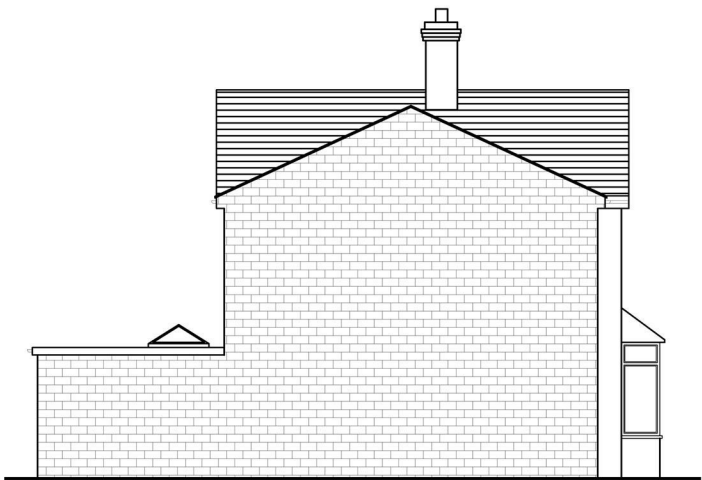


PROPOSED FRONT ELEVATION

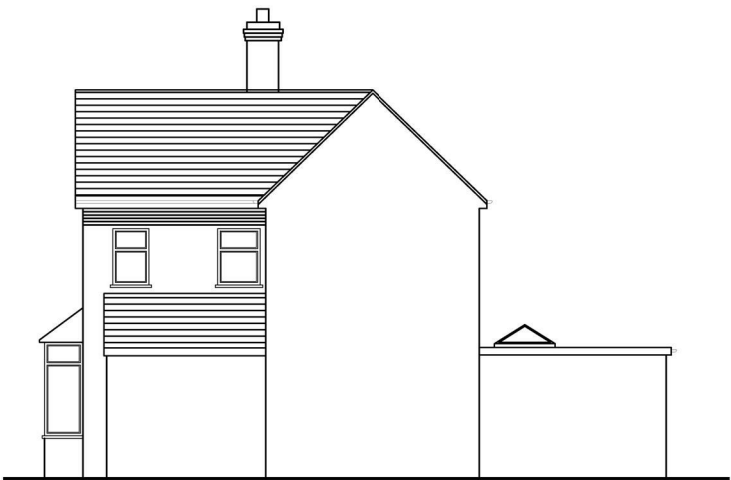


PROPOSED REAR ELEVATION

ALL THE EXTERNAL
MATERIALS WILL BE
MATCHED TO EXISTING



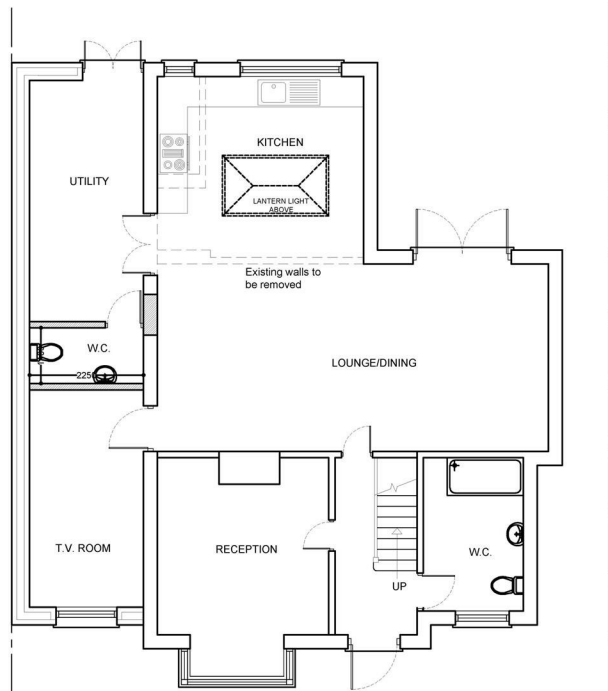
PROPOSED SIDE ELEVATION



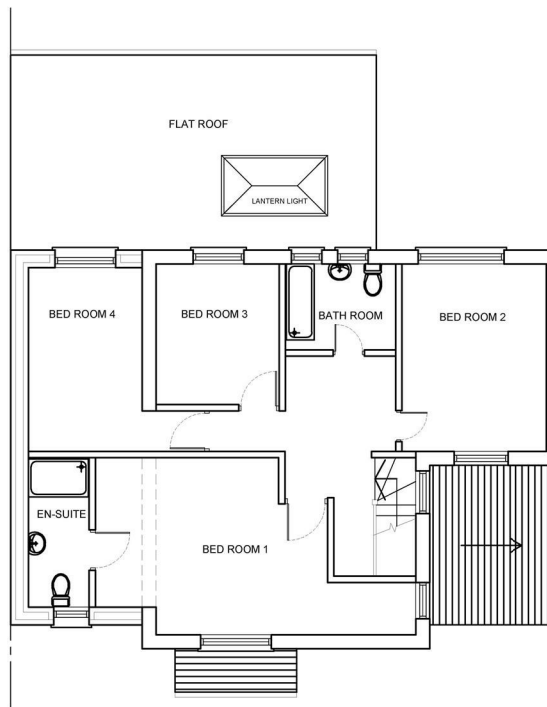
PROPOSED SIDE ELEVATION



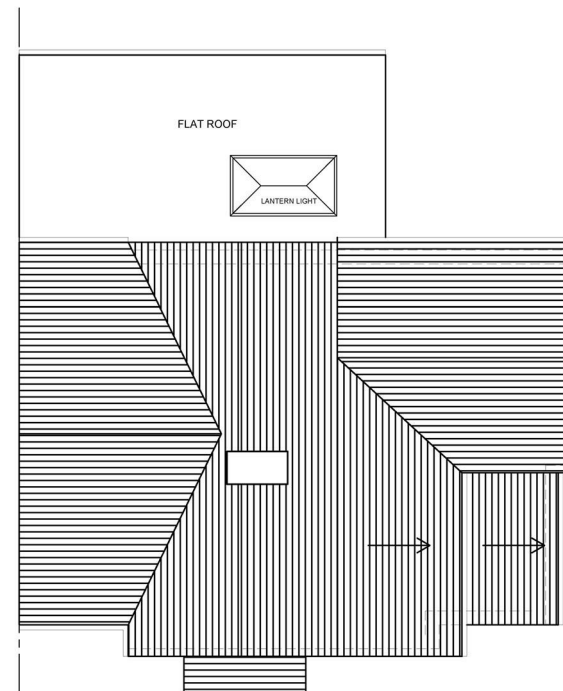
REV.	AMENDMENT	DATE
NH ARCHITECTURE		
PROJECT MANAGERS • DESIGN • ARCHITECTURE • PLANNING		
56 WOODFORD AVE, GANTS HILL, ILFORD, ESSEX IG2 6XF T: 0208 551 8096 E: info@nharchitecture.co.uk		
JOB: 16 Cambridge Road CB7 4HL		
TITLE: Proposed Elevations		



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



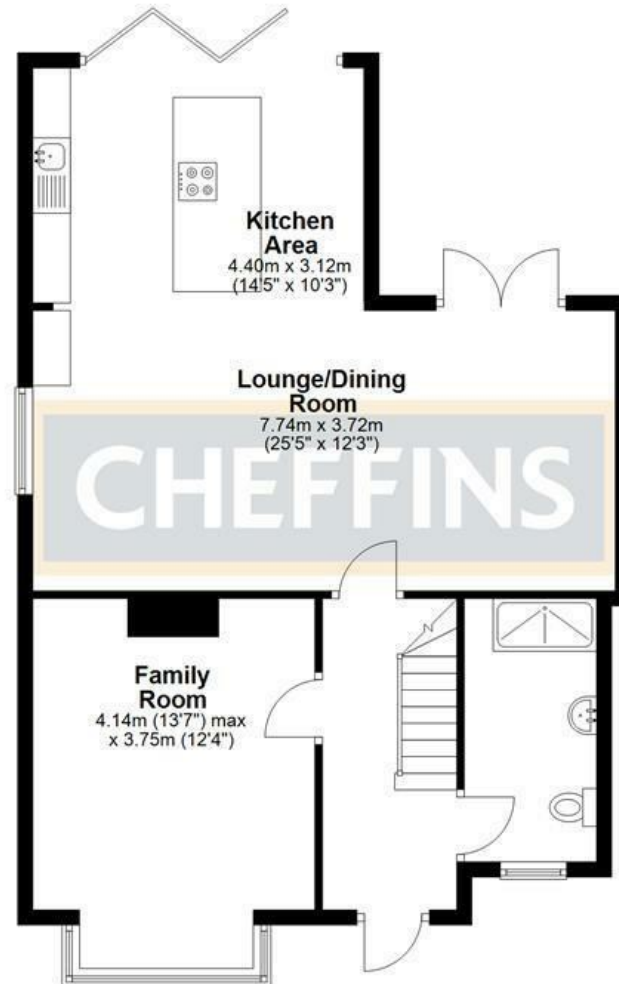
PROPOSED ROOF PLAN

ALL THE EXTERNAL
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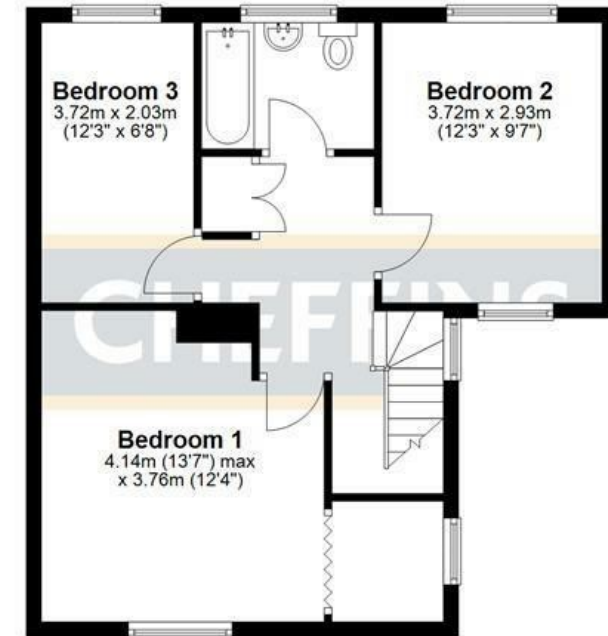


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JOB: 16 Cambridge Road CB7 4HL		
TITLE: Proposed Floor Plans		

Ground Floor
Approx. 74.4 sq. metres (801.2 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.1 sq. feet)



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 £785,000
Council Tax Band - E
Local Authority - East Cambs District Council

Total area: approx. 124.8 sq. metres (1343.3 sq. feet)

Agents note:

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

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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.