

Williams Close, Ely, CB7 4FQ

CHEFFINS

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Ely,
CB7 4FQ

5 2 3

Guide Price £650,000

- Detached House
- 5 Bedrooms
- Family Bathroom & Ensuite
- Kitchen / Breakfast Room
- Separate Utility
- Double Garage & Driveway Parking
- Enclosed Rear Garden
- Freehold / EPC Rating C / Council Tax Band F



Cheffins are delighted to market this well presented home situated in a cul-de-sac location in the popular City of Ely

The property offers an entrance hall, kitchen/breakfast room, two cloakrooms, sitting room, study, dining room with 5 bedrooms to the first floor with bedroom 1 benefiting with an ensuite along with a family bathroom completing the internal accommodation. Whilst the front offers ample driveway parking, double garage and fully enclosed, predominantly laid to lawn rear garden with patio area.

To appreciate all what's on offer, a 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 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, gallery landing, stairs rising to first floor, window to front, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, radiator, opaque window to front.

DINING ROOM
With bay fronted window, radiator

LIVING ROOM
With featured gas fireplace, sliding doors to rear providing access to the garden, window to side, radiator.

STUDY
With window to rear, radiator.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel with mixer tap, four-ringed gas hob, oven, space for fridge/freezer and dishwasher, radiator.

UTILITY
Fitted with a range of base units, cupboard and drawers with work surfaces over, stainless steel sink with mixer tap over, space for washing machine and tumble dryer, window to side, door providing access to garden.

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

INNER HALLWAY
With radiator, door leading to double garage

FIRST FLOOR LANDING
Window to front, radiator, airing cupboard housing the pressurised hot water tank.

BEDROOM 1
With window to rear, radiator, two built in wardrobes, door leading to...

ENSUITE
Fitted with a four-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, shower cubicle, opaque window to side.

BEDROOM 2
With two windows to front, two radiators, built-in wardrobe

BEDROOM 3
With window to front, radiator, walk-in wardrobe.

BEDROOM 4
With two windows to rear, radiator.

BEDROOM 5
With window to rear, radiator.

BATHROOM
Fitted with a four-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, shower cubicle, opaque window to side.

OUTSIDE
With a mainly laid to lawn front garden with a variety of greenery, block paved driveway leading to the double garage with two up and over doors, wall mounted boiler and power connected; whist the rear provides a fully enclosed rear garden, predominantly laid to lawn with a variety of hedging and herbaceous borders, paved patio and gated side access.

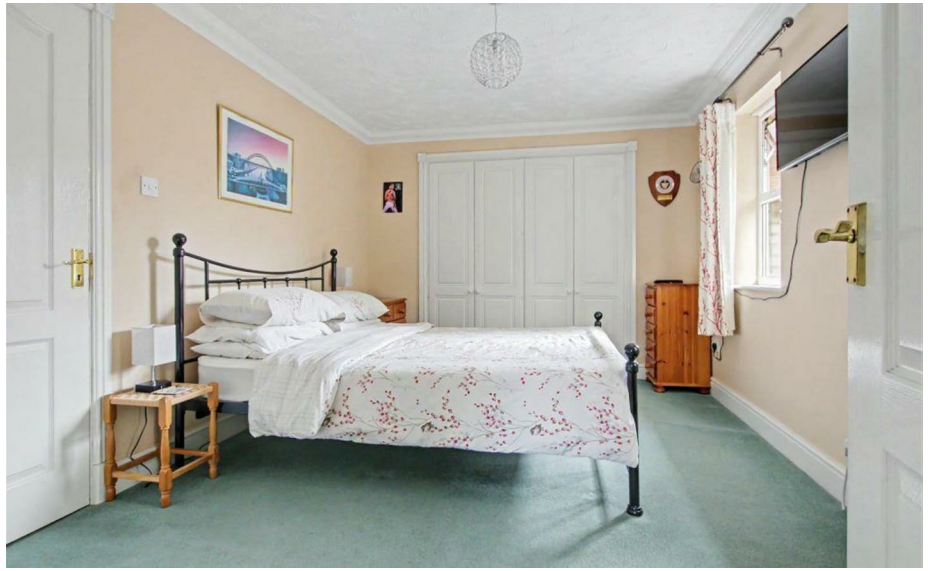
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



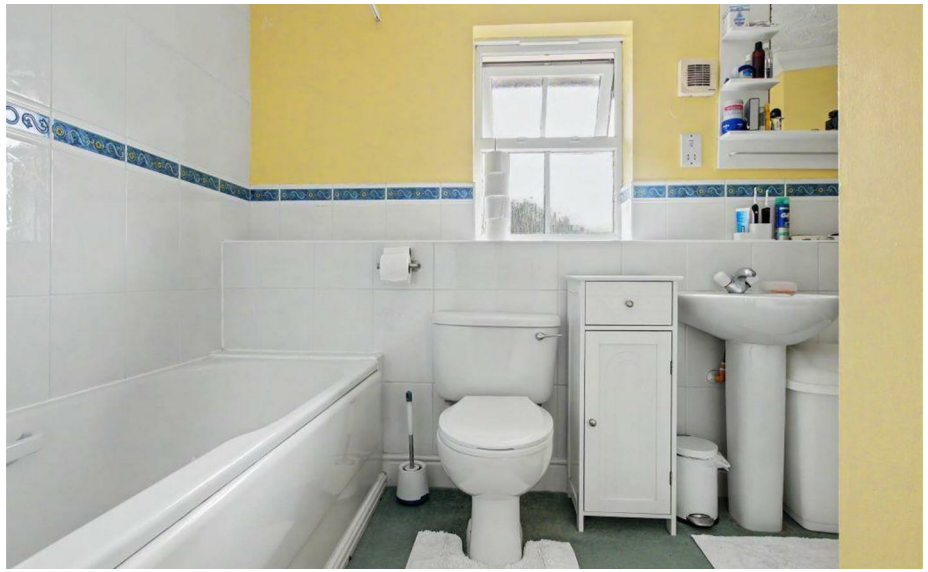




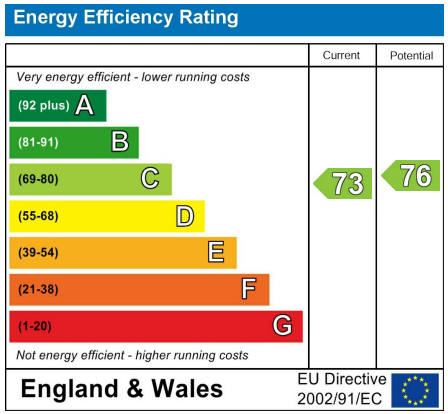








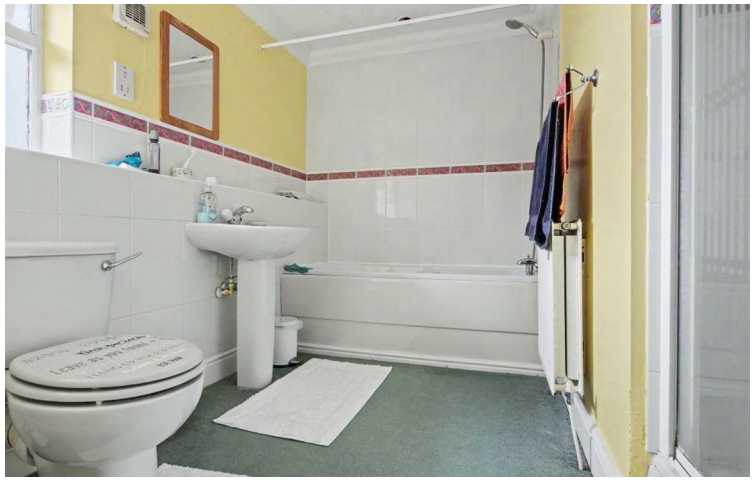
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Guide Price £650,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambs District Council

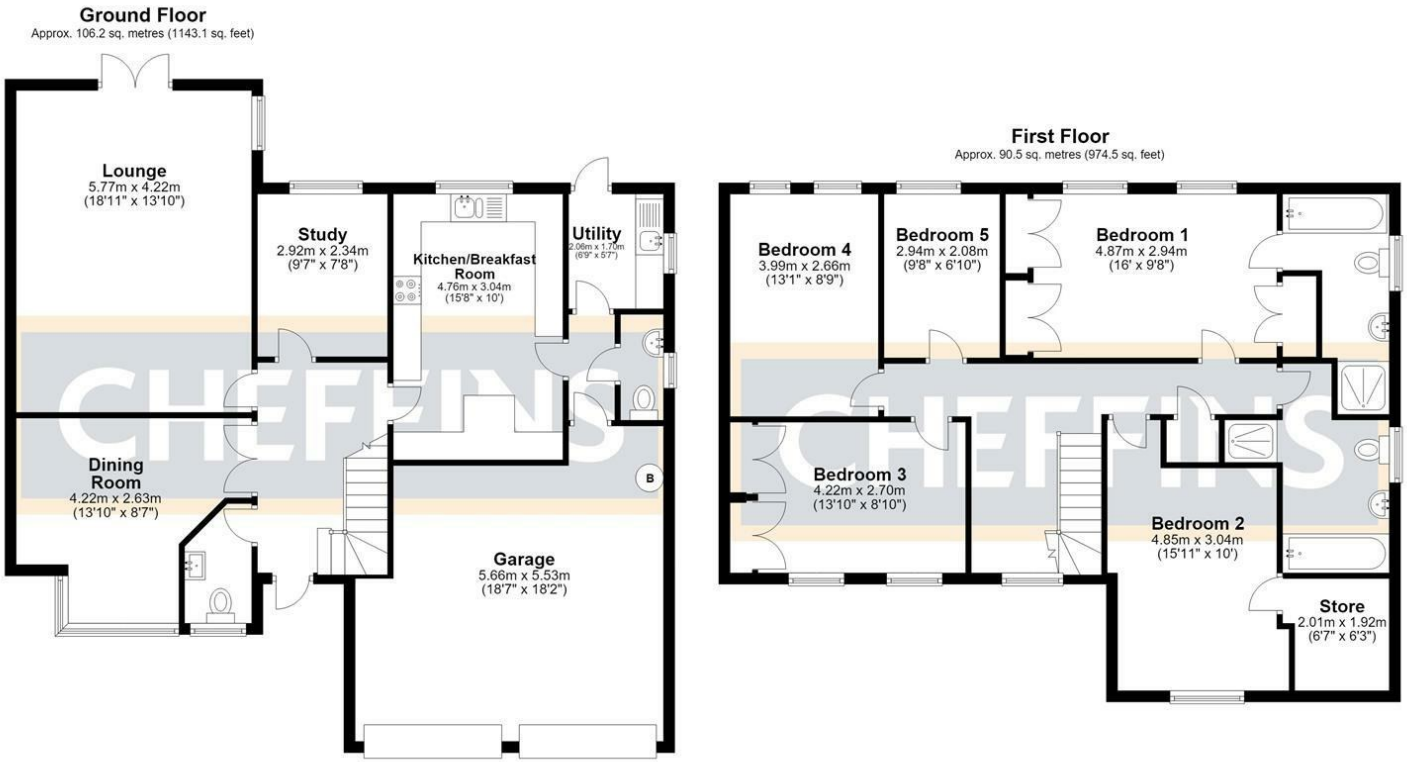








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Total area: approx. 196.7 sq. metres (2117.5 sq. feet)

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.

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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.

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