



Monarch Way, Ely, CB7 4JP

CHEFFINS

Monarch Way

Ely,
CB7 4JP

- Three Bedroom Detached House
- Ensuite To Bedroom 1
- Kitchen / Diner
- Enclosed Rear Garden
- Freehold / Council Tax D / EPC B

Cheffins are delighted to offer for sale this well-presented family home, ideally situated within this popular and growing development in Ely.

The accommodation comprises an entrance hall, downstairs cloakroom, comfortable living room and a modern kitchen/diner. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Outside, the property benefits from a fully enclosed rear garden, along with a private driveway providing off-road parking and a garage.

An excellent opportunity for families, first-time buyers or those looking for a well-positioned home within easy reach of Ely's amenities and facilities. Viewing is highly recommended.

3 2 1

Guide Price £450,000





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 entrance door, stairs rising to the first floor, useful under-stairs storage cupboard, radiator and LVT flooring.

CLOAKROOM

With frosted double-glazed window to the front aspect, low-level WC, wash hand basin with mixer tap and tiled splash back, radiator, wall-mounted fuse board and LVT flooring.

LIVING ROOM

With double-glazed windows to the front aspect, radiator and LVT flooring.

KITCHEN / DINING ROOM

Fitted with a range of wall and base units with worktop space over, four-ring AEG integrated gas hob with extractor fan over, 1¼ bowl sink with mixer tap, integrated oven and grill, integrated fridge/freezer and dishwasher. Further benefits include a full-length storage cupboard, breakfast island with built-in plug sockets, full-length wall-mounted radiator, LVT flooring and useful utility cupboard. Full-length double-glazed

windows and French doors provide access to the rear garden.

FIRST FLOOR LANDING

With double-glazed window to the side aspect, radiator, airing cupboard, storage cupboard housing the combination boiler and loft hatch.

BEDROOM 1

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

ENSUITE

Fitted with a walk-in shower cubicle with tiled splash back, wash hand basin with mixer tap, low-level WC, heated towel rail, spotlights, extractor fan, double-glazed window to the side aspect, shaving point and laminate flooring.

BEDROOM 2

With double-glazed windows to the rear aspect, radiator and fitted wardrobes.

BEDROOM 3

With double-glazed windows to the rear aspect and radiator.

FAMILY BATHROOM

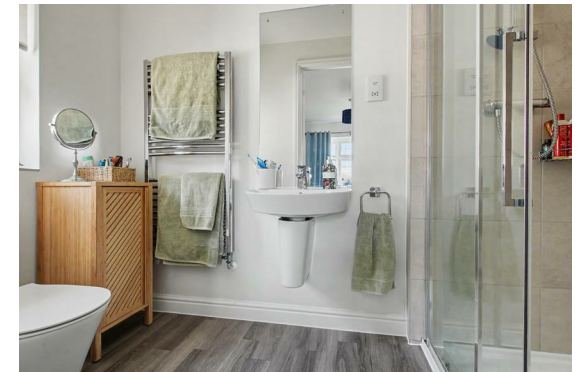
Fitted with a panelled bath with overhead shower and tiled splash back, wash hand basin with mixer tap and low-level WC. Further benefits include a full-length heated towel rail, spotlights, extractor fan, frosted double-glazed windows to the front aspect, vinyl flooring and airing cupboard.

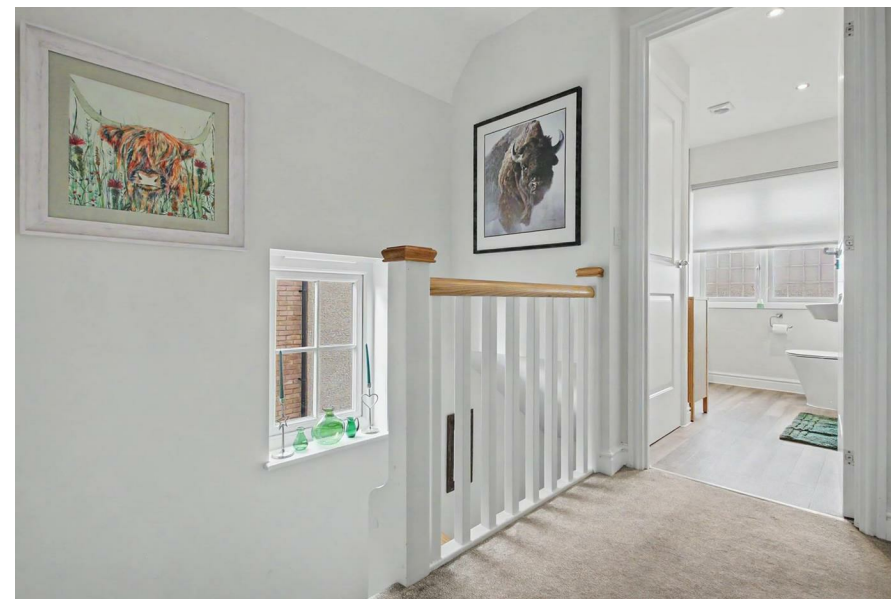
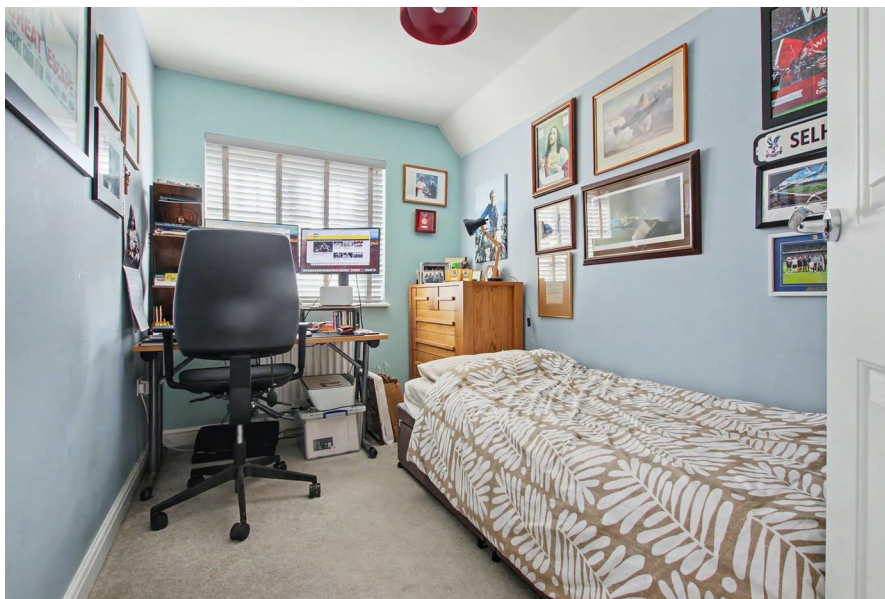
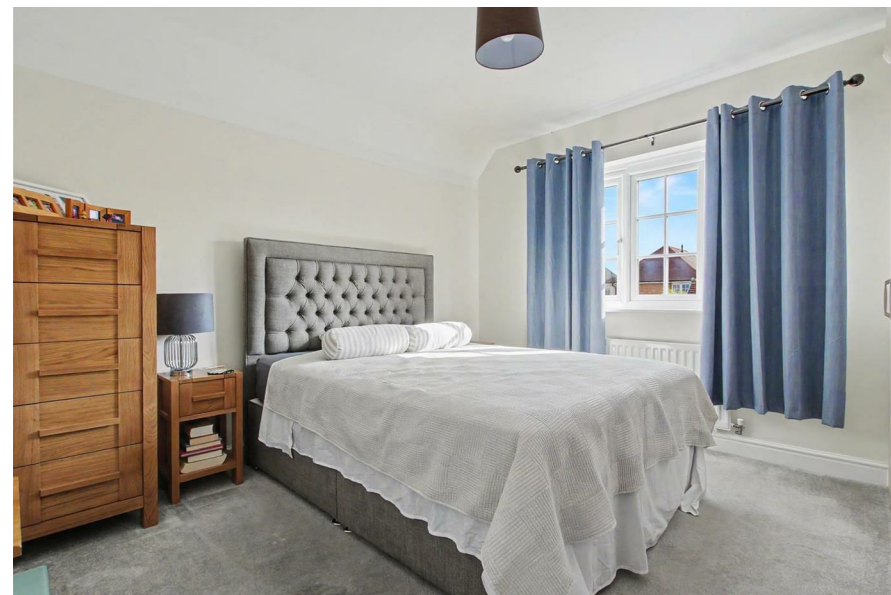
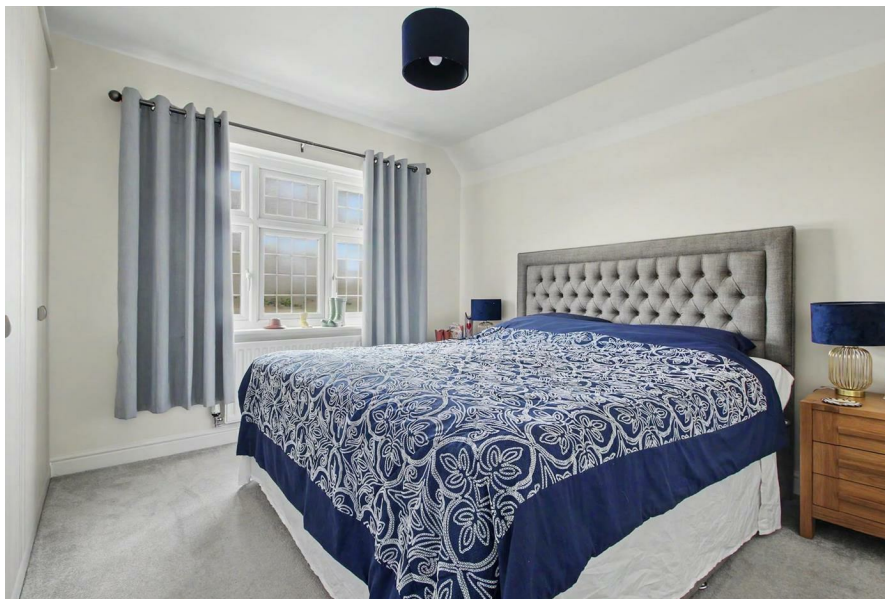
OUTSIDE

The rear garden features a patio area with the remainder predominantly laid to lawn. The garden is fully enclosed by wooden fence panels and brick walls, with side gated access leading through to the driveway and garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

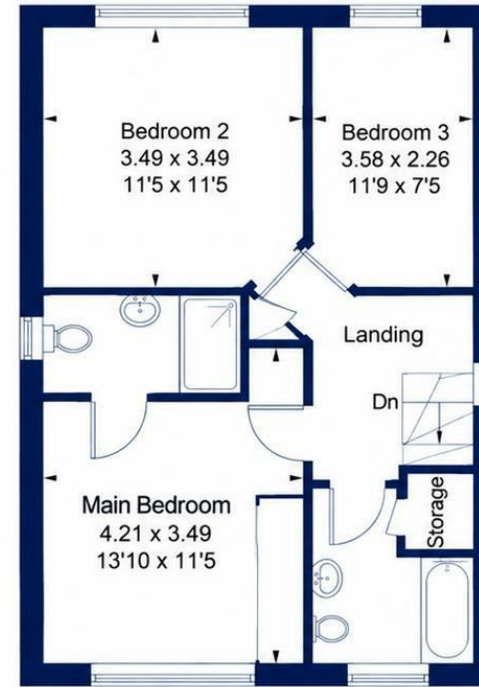
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35 Monarch Way Ely

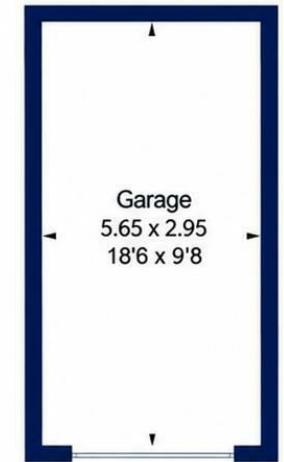
Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.



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