Beresford Road, Ely, CB6 3WD

CHEFFINS

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Beresford Road

Ely,
CB6 3WD

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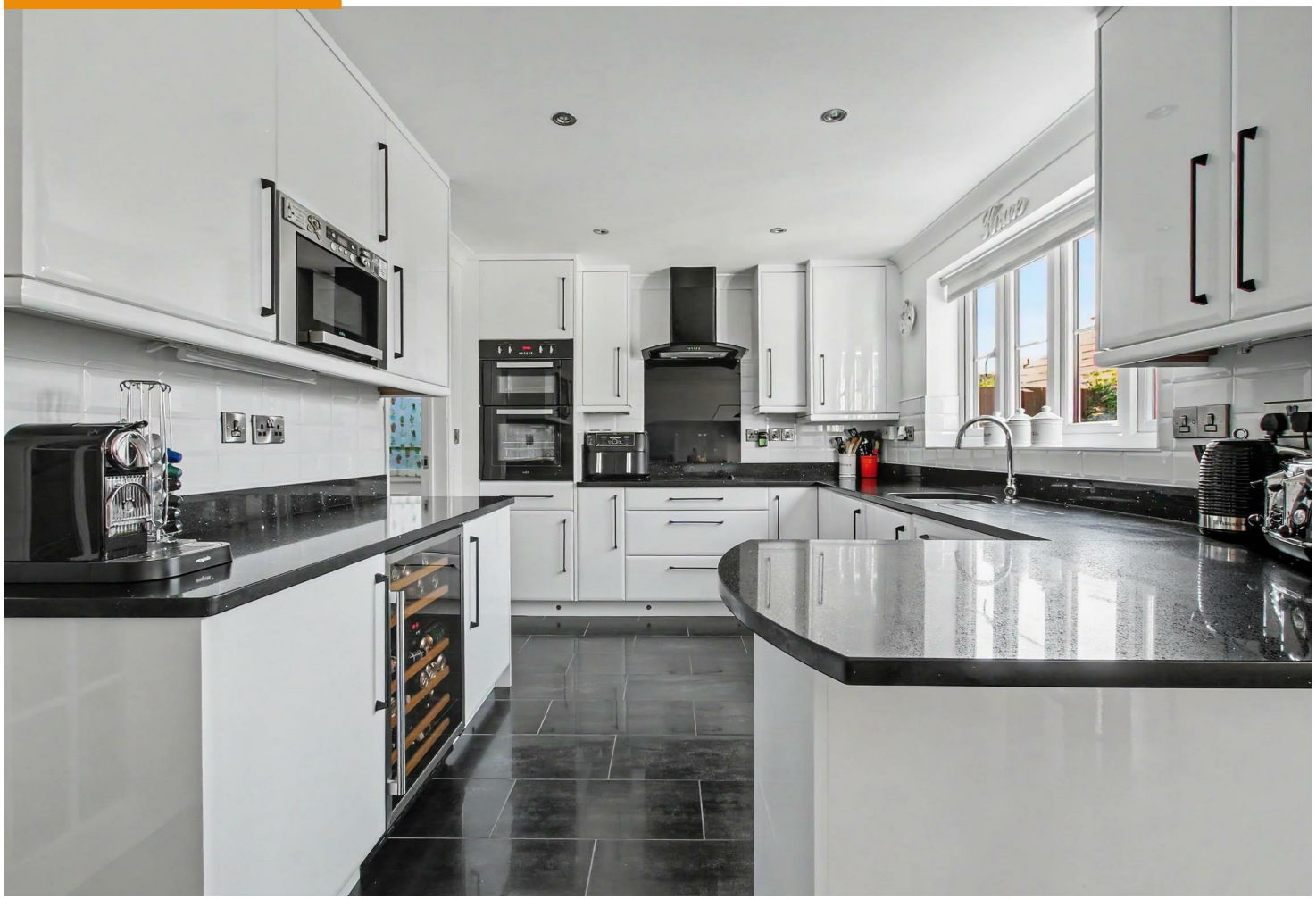
Guide Price £650,000

- Detached Family Home
- 4 Bedrooms (2 Ensuites)
- Study
- Separate Utility
- Driveway & Double Garage
- Sought After Location
- Freehold / Council Tax Band E / EPC Rating D



Cheffins are delighted to market this well presented detached family home situated in this highly regarded development in Ely.

The property consists of an entrance hall, kitchen/breakfast room, utility, living room, study and dining room, along with 4 bedrooms to the first floor with two ensuites to bedroom 1 and 2 along with a further family bathroom completing the internal accommodation. Outside the property offers a fully enclosed rear garden with driveway and double garage providing ample parking.

To fully appreciate what's on offer, a 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 leading to front, stairs rising to first floor, understairs storage cupboard additional storage cupboard, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin with stainless steel mixer tap and storage under, extractor fan.

LIVING ROOM
With French doors providing access to garden, featured fireplace, two radiators.

STUDY
With window to front, radiator.

DINING ROOM
With window to front, radiator.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with quartz worksurfaces over, stainless steel sink with mixer tap over, 4 ringed Bosh induction hob with extractor fan over, integral oven, grill and microwave, integrated dishwasher, wine cooler, window to side to and rear, French doors to rear providing access to garden.

UTILITY
Fitted with a range of base and wall units, cupboards and drawers with quartz work surfaces over, full length storage cupboard, stainless steel sink with mixer tap over, space for washing machine, integrated fridge/freezer, door to side providing access to driveway.

FIRST FLOOR LANDING
With loft hatch, airing cupboard housing pressurised water tank.

BEDROOM 1
With window to front, radiator, opening leading to dressing room with full length fitted wardrobe, window to rear, door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin with mixer tap and storage under, shower cubical, heated towel rail, opaque window to rear.

BEDROOM 2
With window to rear, fitted wardrobes, radiator, door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin with mixer tap, shower cubical, radiator, extractor fan.

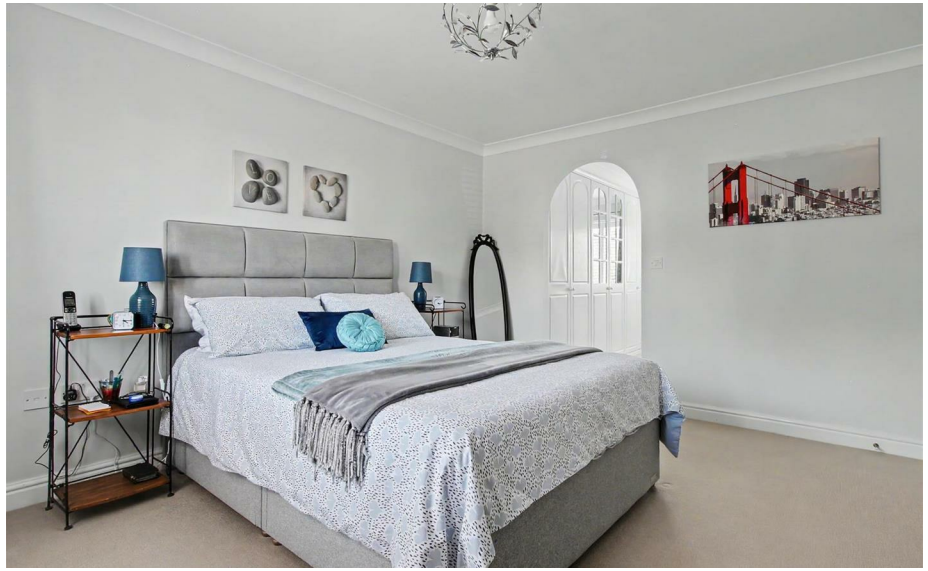
BEDROOM 3
With window to front, radiator, fitted double wardrobe.

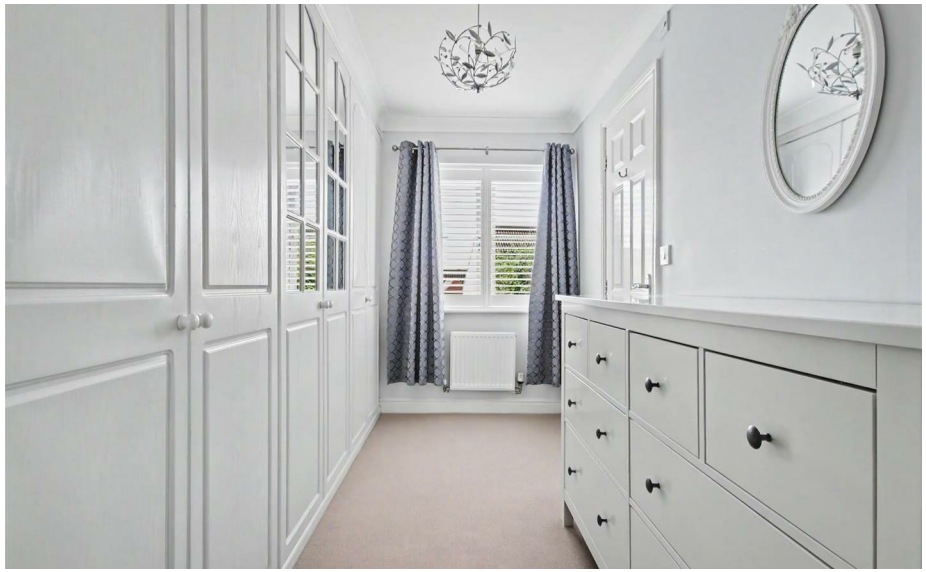
BEDROOM 4
With window to front, fitted wardrove, radiator.

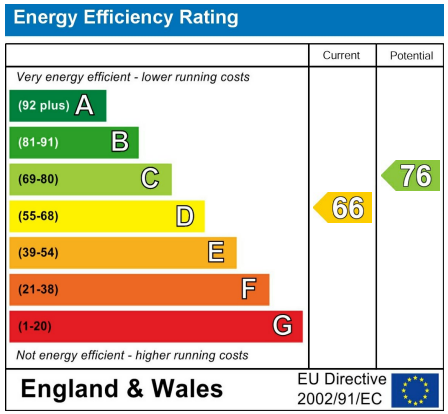
BATHROOM
Fitted with a four-piece suite comprising low level WC, wash hand basin, shower cubical, side panelled bath, extractor fan.

OUTSIDE
In a set back position, the front consists of a shared block paved driveway leading to a driveway to the side providing ample parking and leading to a double garage with two up and over doors, electrics connected and door to side providing access to the rear garden. The rear garden provides a recently laid patio covering the front half of the garden, leading to a laid to lawn section with a variety of trees and bushes to borders, fully enclosed by fence panels with gated side access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.







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

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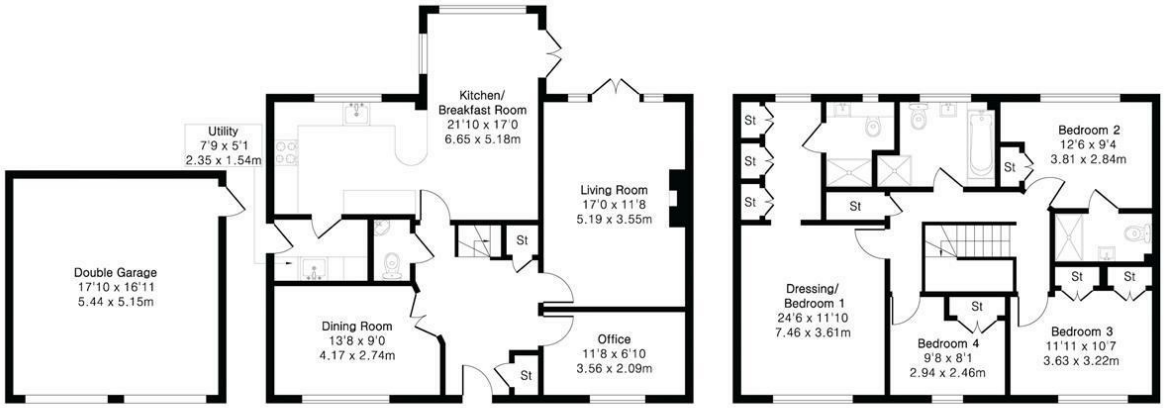
Approximate Gross Internal Area 1702 sq ft - 158 sq m
(Excluding Garage)
Ground Floor Area 884 sq ft – 82 sq m
First Floor Area 818 sq ft – 76 sq m
Garage Area 302 sq ft – 28 sq m



Garage Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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