

Asking Price £395,000
Freehold



20 Dalton Way, Ely, Cambridgeshire, CB6 1DS

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Exceptionally well presented semi-detached house with a large, established garden.

Originally built in the 1980s, the property has been extensively refurbished by the present owner to create a stylish and superbly presented home. A re-fitted kitchen includes an integrated dishwasher, oven and hob with extractor fan above and the cloakroom and bathroom have also been re-fitted with modern, traditional white suites. A spacious sitting/dining overlooks the delightful rear garden and there are three good sized bedrooms. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. A good sized, established garden to the rear is a particular feature of the property and there is off road parking and a larger than average single garage. The Council Tax is currently Band D and the EPC rating is currently Band C.

Dalton Way is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

Features

- Greatly Improved & Superbly Presented Throughout
- Established Location Well Placed For Access to Schools & City Centre
- Re-Fitted Kitchen, Bathroom & Cloakroom
- Gas Radiator Heating & Upvc Double Glazed Windows
- Good Sized Fully enclosed garden to Rear
- Parking & Larger Than Average Single Garage





Front entrance door to:

Entrance Porch:

Cloaks cupboard and door to:-

Entrance Hall:

Stairs to first floor, doors to kitchen/breakfast room and sitting/dining room. Door to:-

Cloakroom:

Low level WC and wash hand basin.

Kitchen/Breakfast Room:

Feature bow window to front aspect, range of matching drawers, base and wall cabinets, integrated dishwasher, oven and hob with extractor fan above.

Sitting/Dining Room:

Under stairs storage cupboard and French doors to rear garden.

FIRST FLOOR:

Landing:

Loft hatch to roof space and cupboard housing the gas boiler.

Bedroom 1:

Built in wardrobes.

Bedroom 2:

Bedroom 3:

Bathroom:

Fitted cabinets, close coupled WC, wash hand basin, panelled bath with separate shower attachment and heated towel rail and fitted

OUTSIDE:

A Stoned area, containing established shrubs, to the front of the house is enclosed by laurel hedging. A driveway to side provides off road parking and access to a Single Garage 5m x 3.62m max (16'4" x 11'10" max) with up and over door to front, power, light and door to rear garden. A good sized, fully enclosed garden to the rear is a particular feature of the property and provides a high level of privacy and seclusion. An extensive paved terrace immediately to the rear of the house provides an ideal area for relaxing or alfresco dining with a step up to a large area of lawn bordered by established, well stocked shrubs and bushes.



About 94.3 m² ... 1015 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES

Water, Gas, Electricity and Drainage.

LOCAL AUTHORITY

East Cambridgeshire District Council

COUNCIL TAX BAND

D

Directions to the property using What3Words.
Enter the following link in your browser then click Waze or Google Maps:

<https://w3w.co/bloomers.playing.tamished>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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