

Asking Price - £515,000  
Freehold



43 Fieldside, Ely, Cambridgeshire, CB6 3AT

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## Greatly improved 4 bedroom semi-detached house with a south facing garden and superb garden room/studio.

Situated in a fine, established, non-estate location, this older style semi-detached house has been altered and greatly improved by the present owners over the last few years to create a versatile and well presented home, suitable for a variety of uses. Significant improvements include new windows throughout, the re-fitting of the bathroom and en suite shower room, a previous conservatory converted to create a superb family room and a former outbuilding/garage completely refurbished to provide a wonderful garden room/studio, which is fully insulated, has power, light, air-con/heater unit and internet connection, and could be used for a multitude of purposes. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is also off road parking and a delightful, low maintenance, south facing garden to the rear. The Council Tax is currently Band C and the EPC rating is currently Band D.

Ely offers a good range of day-to-day amenities, several weekly markets, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station with services to Cambridge, London, Birmingham and the north. Archery Cottage is particularly well placed for access to a mini supermarket, public house, doctors surgery and the city centre.

### Features

- Greatly Improved & Well Presented
- Spacious Sitting/Dining Room With Wood Burner
- Stunning Family Room Overlooking The Garden
- Wonderful South Facing Garden
- Superb Detached Garden Room/Studio





**Entrance Porch:**

Door to:-

**Sitting/Dining Room:**

Brick fireplace with inset wood burning stove, display shelving to alcove, stairs to first floor, bay window to front aspect and door to:-

**Kitchen:**

Range of matching base and wall cabinets, gas fired range, integrated dishwasher, fridge and freezer, position for washing machine and tumble dryer, storage cupboard, door to bathroom and bi-fold doors to:-

**Family Room:**

Vaulted ceiling, integrated fridge/freezer, built in TV display unit with shelving and remote controlled electric fire, bi-fold doors to rear terrace.

**FIRST FLOOR:**

**Landing:**

Built in wardrobes and loft hatch to roof space.

**Bedroom 1:**

Door to:-

**En Suite Shower Room:**

Close coupled WC, wash hand basin with cupboards under and shower cubicle.

**Bedroom 2:**

**Bedroom 3:**

**Bedroom 4:**

**OUTSIDE:**

A small gravelled area to front of the house is enclosed by a low level brick wall and a driveway to side provides off street parking. A fully enclosed south facing garden to the rear had been designed for ease of maintenance with extensive paving immediately to the rear and side of the house and a well stocked flower and shrub beds. A former detached garage has been converted to create a superb garden room/studio, which is fully insulated and has power, light, air-con/heater unit and internet connection.



About 133.7 m<sup>2</sup> ... 1439 ft<sup>2</sup> (including the detached studio)

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**

C

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

<https://w3w.co/inhaled.sprouts.built>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(49-60) <b>C</b>
(55-68) <b>D</b>			(35-48) <b>D</b>
(39-54) <b>E</b>			(21-34) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: 58 (Current), 75 (Potential)

**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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