

**Asking Price £497,500**  
**Freehold**



**12 Mawson Close, Ely, Cambridgeshire, CB6 3DX**

**dc** david clark  
& company

An extended, greatly improved and exceptionally well presented detached family house in a quiet, established city location.

This property occupies an excellent position at the far end of a small cul-de-sac, benefitting from a delightful south facing garden against a backdrop of established trees, creating a good level of privacy and seclusion. The present owners purchased the property in 2010 and have since carried out a number of significant improvements, most notably the re-fitting of the kitchen and bathroom within the last 5 years. Arranged over two floors the accommodation, in brief, comprises:- entrance hall, sitting room, kitchen/breakfast room, dining room, family room, utility room, 4 bedrooms and 2 bath/shower rooms (1 en suite). There is off road parking, single garage and a good sized rear garden. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax rating is currently Band D and the EPC rating is currently Band D.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is ideally situated for access to the city centre, an 18 hole golf course and the highly regarded independent school, King's Ely.

## Features

- Stylish Re-Fitted Kitchen/Breakfast Room
- 3 Reception Rooms
- 4 Bedrooms & 2 Re-Fitted Bathrooms
- Gas Fired Heating & Double Glazed Windows
- Parking, Garage & Delightful South Facing Garden





**Entrance Porch:**

Door to:-

**Living Room:**

Feature wall mounted real flame effect electric fire, stairs to first floor and door to:-

**Kitchen/Breakfast Room:**

Recently re-fitted with a range of drawers, base and wall cabinets, sink unit, integrated appliances comprising double oven, ceramic hob with extractor fan above and dishwasher. Space for 'American' style fridge/freezer, wall mounted gas boiler and door to covered side passageway providing access to the garage and utility room, archway to:-

**Dining Room:**

French doors to garden and door to:-

**Family Room:**

**FIRST FLOOR:**

**Landing:**

Loft hatch to roof space.

**Bedroom 1:**

Fitted wardrobes and door to:-

**En Suite:**

Low level WC, vanity wash basin with cupboards under, panelled bath and heated towel rail.

**Bedroom 2:**

Built in cupboard.

**Bedroom 3:**

**Bedroom 4:**

Built in cupboard.

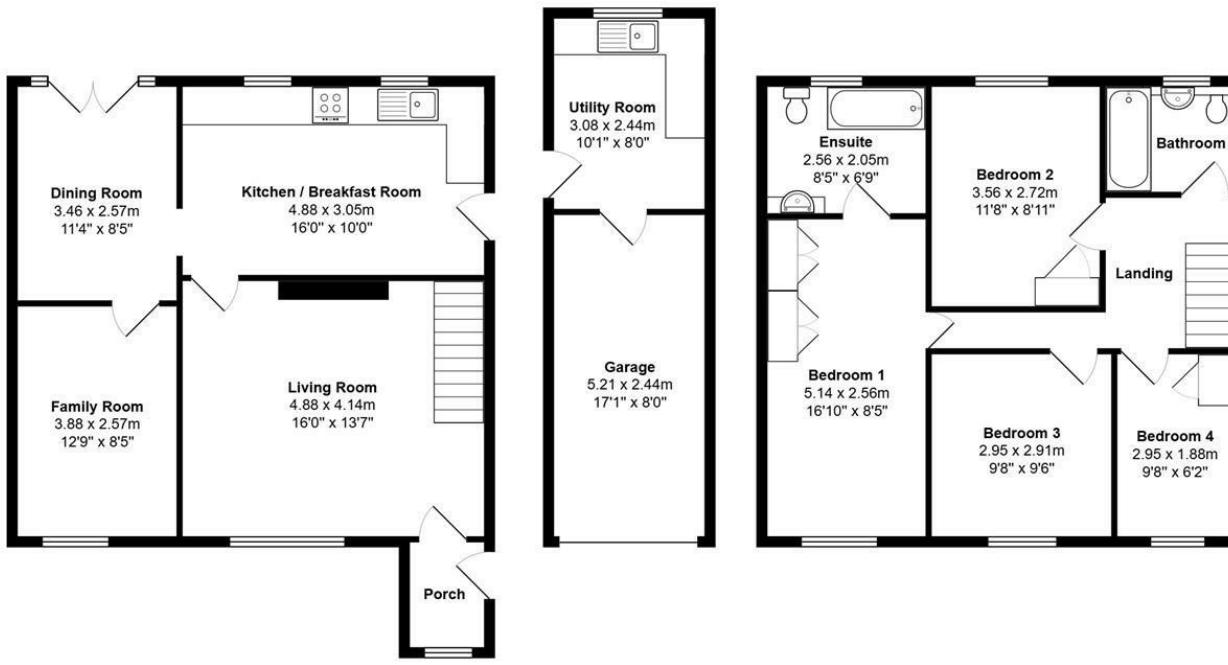
**Bathroom:**

Low level WC, vanity wash basin with cupboards under, panelled bath and heated towel rail.

**OUTSIDE:**

There is an open plan area of lawn, bordered by flower and shrub beds to front, together with off road parking facilities and access to a Single Garage with up and over door to front, power, light and door to an adjoining Utility Room with range of base and wall cabinets, sink unit and position for washing machine and tumble dryer. A covered side passageway between the house and the garage provides access from the front garden to the utility room, kitchen and rear garden. The rear garden is fully enclosed and enjoys a southerly aspect. It contains an area of lawn, flower and shrub beds, paved terrace and garden shed.

## Mawson Close, Ely, CB6 3DX



Total Area: 119.7 m<sup>2</sup> ... 1289 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX

01353 665020

[sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk)

[clarkhomes.co.uk](http://clarkhomes.co.uk)

### TENURE

Freehold

### SERVICES

Mains Water, Electricity and Drainage connected.

### 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/fizzled.nuzzled.universal>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.