

Asking Price £455,000
Freehold



1 Dalton Way, Ely, Cambridgeshire, CB6 1DS

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Extended and greatly improved 4 bedroom semi-detached house situated in a fine, highly regarded city location.

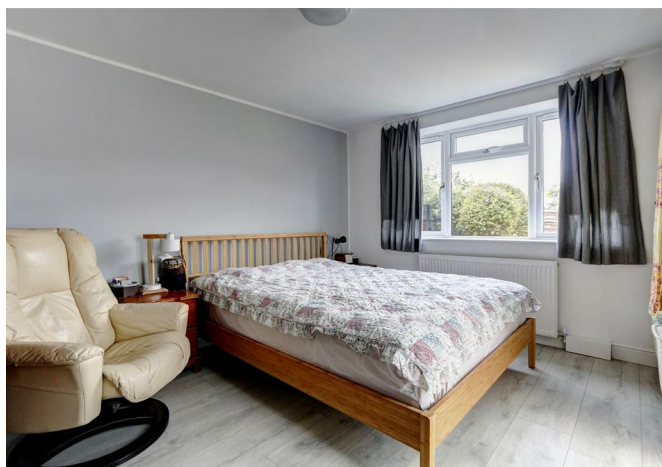
A fine opportunity to acquire this modern semi-detached house situated in a fine, established city location. Originally built in the 1980s the property has been improved and extended by the present owners which now incorporates an extremely versatile ground floor bedroom with en suite shower room, ideal first dependent relatives, independent teenagers or guests etc. There are well maintained gardens to the front and rear, off road parking for 2 cars and a single garage with an electronic roller door. Heating is gas fired to radiators and the windows are 'tilt and turn' Upvc sealed unit double glazed. The Council Tax rating is currently Band D and the EPC rating is currently being assessed. For those wishing to complete quickly the property further benefits from not having an onward chain.

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

- Highly Regarded City Location
- Excellent Extended Accommodation
- 4 Bedrooms & 2 Bath/Shower Rooms
- Sitting/Dining Room & Conservatory
- Kitchen/Breakfast Room & Cloakroom
- Gas Fired Radiator Heating
- Upvc Sealed Unit Double Glazed Windows
- Gardens To Front & Rear
- Parking & Single Garage
- NO ONWARD CHAIN





Front entrance door to:

Entrance Hall:

Tiled floor and open access to:-

Inner Hall:

Stairs to first floor and door to:-

Cloakroom:

Tiled floor, Low level WC, vanity wash basin with cupboard under and heated towel rail.

Kitchen/Breakfast Room:

Tiled floor, range of base and wall cabinets, work surfaces, sink unit, fitted shelving, integrated Zanussi oven and 5 ring gas hob with extractor hood above, Electrolux dishwasher and feature bow window to front aspect.

Sitting/Dining Room:

French doors to:-

Conservatory:

French door to garden and French doors to:-

Bedroom 1:

Door to:-

En Suite Shower Room:

Tiled floor, shower cubicle, low level WC, vanity wash basin with cupboards under, heated towel rail and door to garage.

FIRST FLOOR:

Landing:

Cupboard housing the gas fired boiler and loft hatch to roof space.

Bedroom 2:

Built in wardrobes and view of the Cathedral tower.

Bedroom 3:

Built in wardrobes.

Bedroom 4:

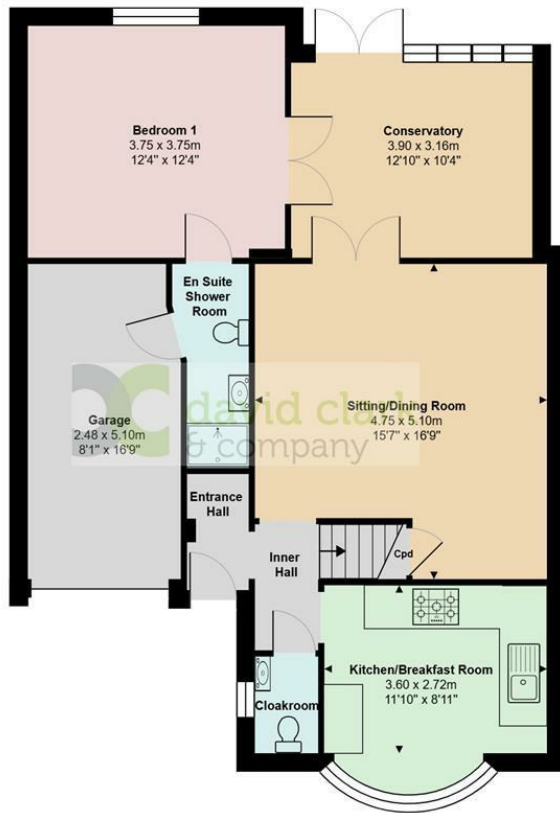
Built in wardrobes.

Bathroom:

Tiled floor, low level WC, panelled bath with separate shower unit, vanity wash basin with cupboard under and heated towel rail.

OUTSIDE:

Lawn area to front, together with flower and shrub beds. Block paved driveway to side, providing off road parking for 2 cars and access to a Single Garage 5.08m x 2.48m (16'7" x 8'12") with electronic roller door to front, power, light, radiator, sky light window, position for washing machine and tumble dryer and access useful storage area over the shower room. The rear garden enjoys a westerly aspect and is fully enclosed by fencing. An area of lawn is bordered by flower and shrub beds.



About 123.9 m² ... 1334 ft²

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

TENURE

Freehold

SERVICES

Mains Water, Electricity and Gas 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/pocket-sprouting.just>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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		England & Wales	
EU Directive 2002/91/EC		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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