

Asking Price £775,000  
Freehold



28 New Barns Road, Ely, Cambs, CB7 4PN

 david clark  
& company

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4PN

## Overlooking Paradise Playing Fields and within close proximity of the city centre.

An imposing Victorian house situated in a fine, central city location. The accommodation has been extended and updated over the years to create a spacious home with versatile accommodation suitable for a variety of family needs. The property includes a number of period features, including sash windows, cellar and fireplaces and boasts a superb kitchen/dining room and spacious sitting. Heating is gas fired to radiators, the Council Tax is Band E and the EPC rating is 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. New Barns Road is particularly well placed for access to the city centre.

### Features

- Central Location Overlooking Paradise Playing Fields
- Extended & Versatile Accommodation
- Impressive Sitting Room & Superb Kitchen/Dining Room
- 5 Bedrooms & 2 Bath/Shower Rooms
- Delightful Walled Courtyard Garden





**Entrance Hall:**

Tiled floor, stairs to first floor, door and steps to cellar.

**Sitting Room:**

Fireplaces with inset wood burning stoves, range of base level cabinets, shelving to alcoves and open access to the kitchen/dining room.

**Kitchen/Breakfast Room:**

Extensive range of base and wall cabinets, island unit, butler sink, tiled floor, bi-folding doors to rear courtyard, roof light and integrated appliances comprising ceramic hob with extractor fan above, fridge, freezer, twin ovens, microwave, coffee machine and warming drawer.

**Cloakroom:**

Low level WC and wash hand basin.

**Family Room:**

Dual aspect, base level cabinets and fireplace with inset wood burning stove.

**FIRST FLOOR:**

**Landing:**

**Bedroom 1:**

French doors to 'Juliet Balcony' and door to en suite.

**En Suite Shower Room:**

Low level WC, shower cubicle and his and hers wash basins.

**Bedroom 2:**

Fireplace and range of fitted wardrobes.

**Bedroom 3:**

Open fronted wardrobe.

**Bedroom 4:**

Built in wardrobes.

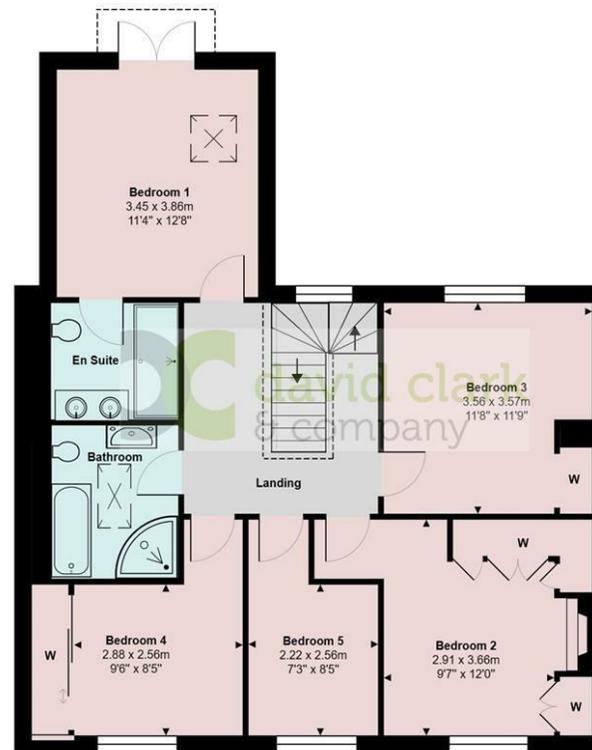
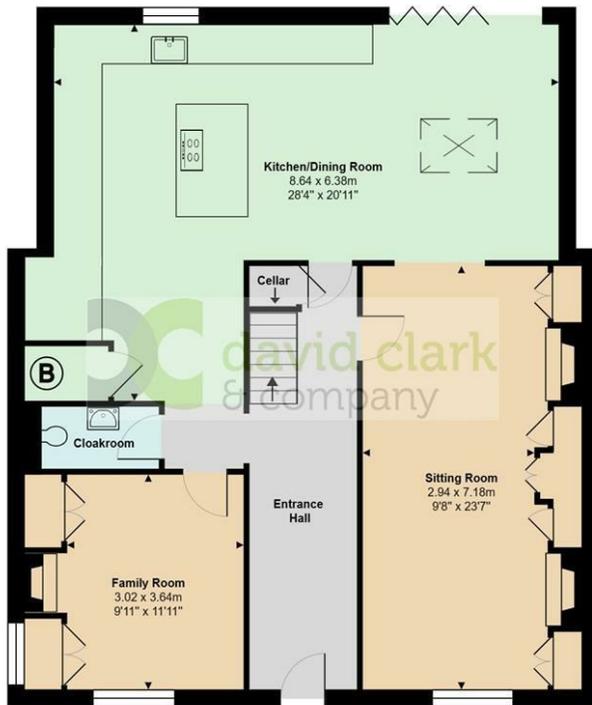
**Bedroom 5:**

**Bathroom:**

Low level WC, wash hand basin, panelled bath and shower cubicle.

**OUTSIDE:**

Delightful walled courtyard to rear which includes storage sheds and gated pedestrian access.



About 187.8 m<sup>2</sup> ... 2021 ft<sup>2</sup>

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

**TENURE**  
Freehold

**SERVICES**  
Water, Electricity and Drainage.

**LOCAL AUTHORITY**  
East Cambridgeshire District Council

**COUNCIL TAX BAND**  
E

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

<https://w3w.co/crumples-recitals-refer>

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>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <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>67</b>	<b>England &amp; Wales</b>
		<b>82</b>	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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