



2 Heaton Close
Ely, CB7 4RX

Guide price £575,000



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- Detached family home
- Generous landscaped garden
- Re-fitted kitchen
- 3 generous bedrooms

A beautifully presented and much improved 3 bedroom detached family home situated within this highly regarded residential development and set within a large plot with immaculate gardens with a large driveway and garage.

The property is light and spacious and makes a superb modern, family home. There is an entrance hall with access to the cloakroom and useful utility room with space and plumbing for a washing machine and dryer, and further cupboard space. The kitchen has been re-fitted by the current vendors and boasts a high specification bespoke contemporary design, with stylish composite stone worktops and integrated appliances including a Quooker tap, dishwasher, Siemens induction hob, waist height oven and grill with warming drawer. There is an integrated full-height fridge and separate freezer, ample cupboards and deep-set drawers. The kitchen is open to a bright dining area with sliding patio doors and in turn leads to the formal living area which enjoys a





dual aspect over the rear garden.

Upstairs there is a spacious landing with excellent storage cupboards and access to the loft. There are three generous bedrooms, all with fitted cupboards. The master bedroom boasts a walk-in wardrobe and en-suite shower room. The family bathroom is a good size, with a bath and shower over, wc, handwash basin and heated towel rail.

Outside, the property is approached via a driveway leading to a single garage and landscaped front garden. The rear gardens, which can be accessed via a gate to the side, are a particularly special feature of the property with a large lawn and immaculate borders hosting an array of beautiful plants and shrubs. A large paved terrace is perfect for entertaining and alfresco dining, with a practical area to the side with a BBQ, water tap and outside power point. There is a communal green nearby with outdoor tennis court which is open to all residents.

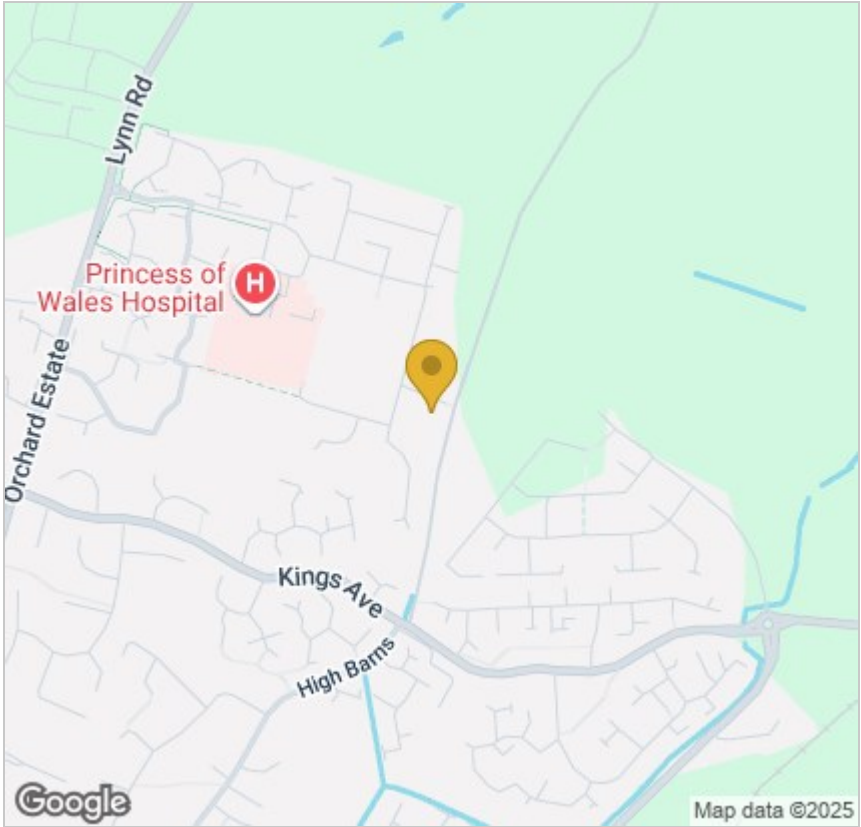
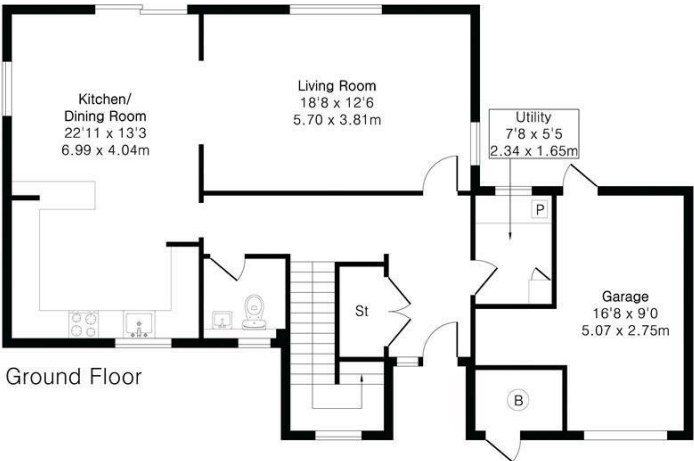
Agents note- There is an annual service charge payable on the property of approximately £472.00

SatNav: CB7 4RX What3Words: ///gravest.attend.waltzed

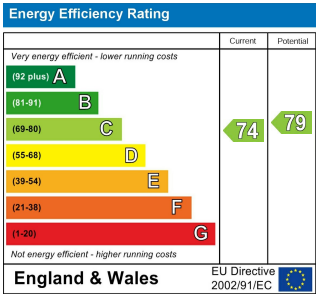


**Approximate Gross Internal Area 1628 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 840 sq ft – 78 sq m
First Floor Area 788 sq ft – 73 sq m
Garage Area 200 sq ft – 19 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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