



2 Heaton Close  
Ely, CB7 4RX

**Guide price £575,000**





## 2 Heaton Close

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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

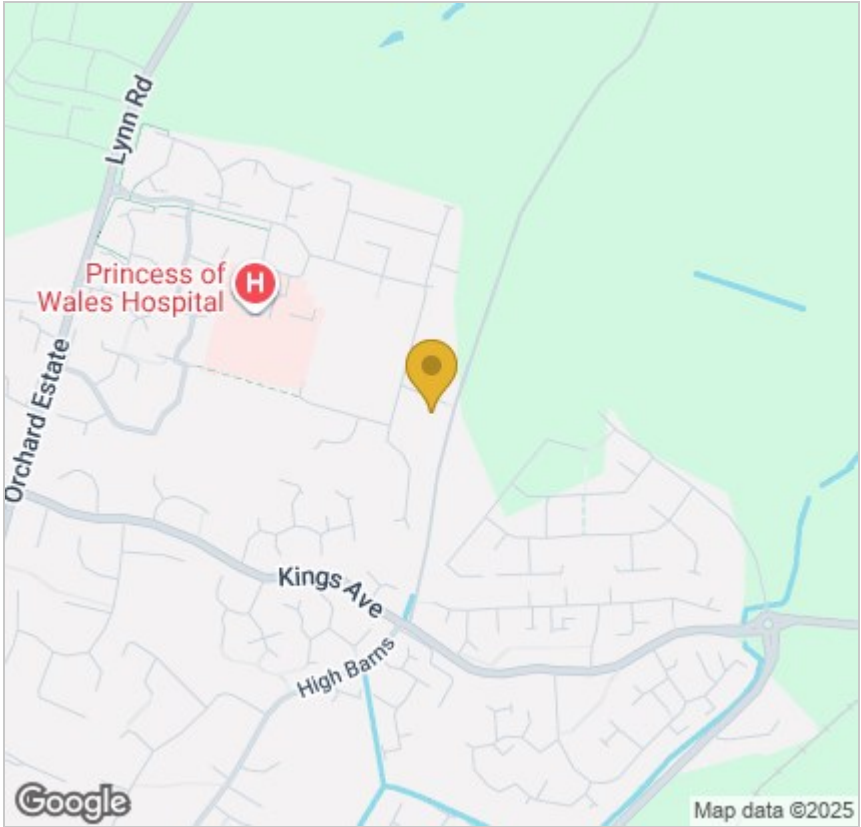
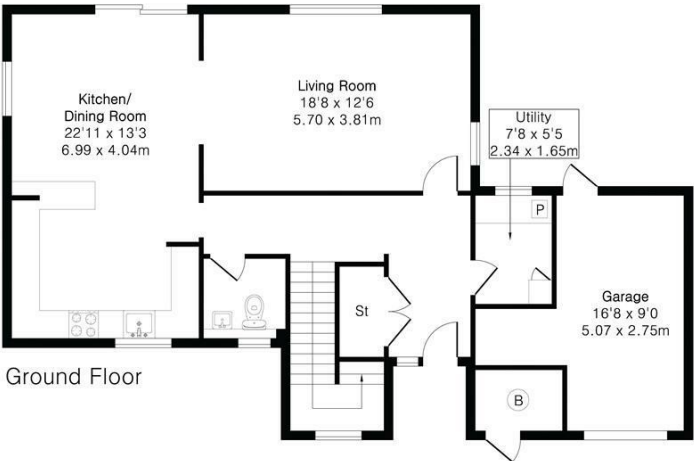
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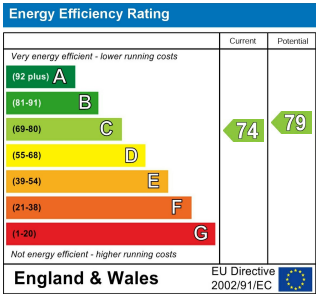


**Approximate Gross Internal Area 1628 sq ft - 151 sq m  
(Excluding Garage)**

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

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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