



**Brimstone Drive, Ely CB7 4ZB**

**welcome to**

## **Brimstone Drive, Ely**

A modern family home located with a popular residential area of Ely offering well proportioned and presented accommodation throughout with four bedrooms, living room with doors opening to garden - Viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor, storage cupboard and doors to:

### **Cloakroom**

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and double glazed window to front.

### **Kitchen/Dining Room**

15' 6" x 9' 7" ( 4.72m x 2.92m )

With a fitted range of base units and drawers with work surfaces over to two sides, full height wall units, inset one and half bowl sink with mixer tap over, built in eye level double oven, gas hob with extractor over, integrated kitchen appliances, spot lighting, radiator and double glazed window to front aspect.

### **Living Room**

11' 3" x 16' 8" ( 3.43m x 5.08m )

With radiator and double doors with glazed side panels opening to rear garden.

### **First Floor Landing**

With storage cupboards and doors to:

### **Bedroom Two**

13' 1" x 8' 10" ( 3.99m x 2.69m )

With radiator, fitted wardrobes and double glazed window to rear aspect.





### **Bedroom Three**

9' 4" x 9' ( 2.84m x 2.74m )

With radiator, fitted wardrobes and double glazed window to front aspect.

### **Bedroom Four**

9' 8" x 7' 8" ( 2.95m x 2.34m )

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a modern suite comprising panel enclosed bath with mixer tap and shower attachment over, wall mounted wash hand basin with mixer tap over, low level w.c, radiator and double glazed window to front.

### **Second Floor Landing**

With two storage cupboards and door to:

### **Bedroom One**

14' x 14' ( 4.27m x 4.27m )

With fitted wardrobes, restricted head height, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, vanity wash hand basin, low level w.c, restricted head height and sky light.

### **Outside**

To the front of the property is allocated parking for two cars. The rear garden is fully enclosed with an initial paved patio area and opens to a mainly lawned garden.



***view this property online*** [williamhbrown.co.uk/Property/ELY110165](http://williamhbrown.co.uk/Property/ELY110165)





welcome to

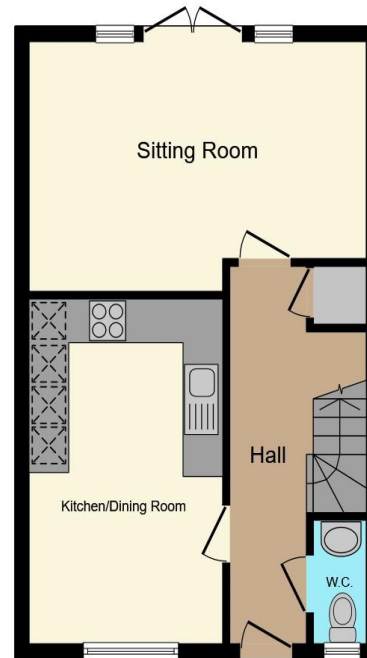
## Brimstone Drive, Ely

- Three Storey Living
- Popular Residential Area
- Four Bedrooms
- Enclosed Rear Garden
- Allocated Parking

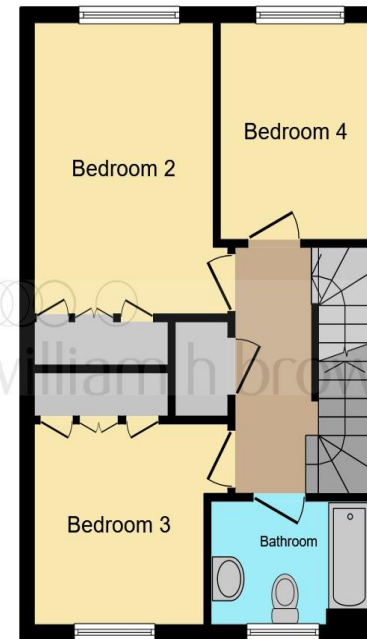
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D

offers in excess of

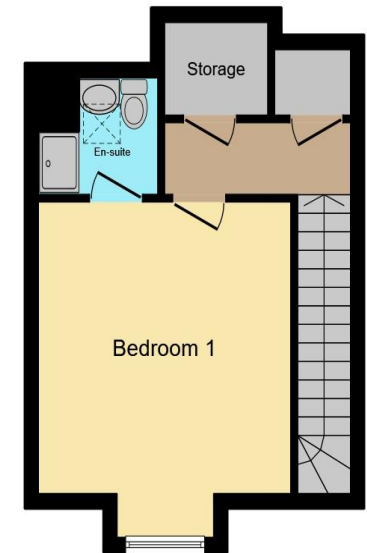
**£400,000**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/ELY110165](http://williamhbrown.co.uk/Property/ELY110165)



Property Ref:  
ELY110165 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01353 663311**



[ely@williamhbrown.co.uk](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**