



Brimstone Drive, Ely, Cambridgeshire CB7 4ZB

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A 'Warwick' style Redrow Homes' detached residence offering three double bedrooms in excellent condition and situated in a great plot position on a small cul-de-sac overlooking the swale and parkland to the front.

- Modern Detached Home
- Entrance Hall & Downstairs Cloakroom
- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms (En-Suite to Principal Bedroom)
- Driveway Parking and Garage
- Enclosed Rear Garden
- Situated in a Great Plot position on the Redrow Development

Guide Price: £445,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL Entrance door to front aspect, staircase rising to first floor with storage unit under.

LIVING ROOM 15'5" x 11'6" (4.71 m x 3.50 m) with double glazed window overlooking beautiful parkland. Radiator. Media system.

KITCHEN/DINING ROOM 18'10" x 13'2" (5.75 m x 4.01 m) Fitted with an attractive range of wall and base units with work surfaces over, four ring electric hob with stainless steel extractor canopy over and tiled splashback, built-in 1 & 12/ oven, plumbing for dishwasher, feature full length radiator, storage cupboard with plumbing for washing machine and space for tumble dryer. Full length windows and patio doors opening to rear garden.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and corner wash hand basin. Opaque double glazed window to front aspect, wall mounted fuse box and radiator.

FIRST FLOOR LANDING with double glazed window to side aspect, radiator, built-in airing cupboard housing boiler.

BEDROOM ONE 11'11" x 11'7" (3.63 m x 3.54 m) with double glazed window to front aspect, built in storage and radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashback. Extractor fan, shaver point and opaque double glazed window to side aspect.

BEDROOM TWO 11'5" x 11'5" (3.48 m x 3.47 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'8" x 7'2" (3.56 m x 2.19 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashback, opaque double glazed window to front aspect, heated towel rail and built-in storage cupboard.

EXTERIOR To the front, the property is approached by a private driveway with off road parking, which in turn leads to the garage. Established plant and shrub borders, directly overlooking the swale, parkland and footpath which leads directly into Ely City centre. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area from the house. Driveway with EV charging.

GARAGE With up and over door, power and lighting.

Tenure The property is Freehold

Council Tax Band D

EPC C (84/84)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7391

Service Charge of £200 per Annum.





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

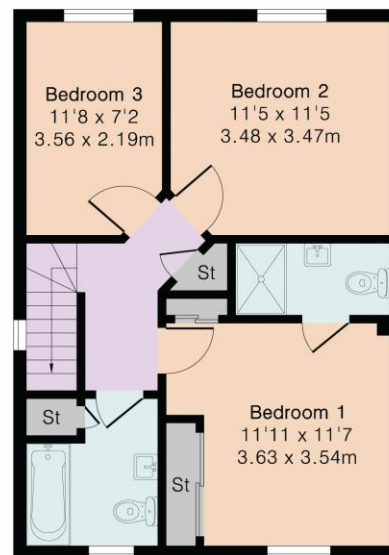
Approximate Gross Internal Area 1058 sq ft - 98 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 529 sq ft – 49 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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