



Henley Way
Ely, CB7 4YH
Guide Price £510,000

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Henley Way, Ely, CB7 4YH

A four-bedroom detached family home located in a desirable and established development.

Conveniently situated close to popular primary schools and only a short walk from the centre of Ely, the ground floor accommodation comprises an entrance hall, cloakroom, open-plan living/dining room, kitchen/breakfast room, and conservatory. Upstairs, there are four bedrooms, a family bathroom, and an ensuite. The property features double-glazed windows and gas central heating throughout.

Outside, there is a good-sized, enclosed rear garden. To the front, there is a driveway providing off-road parking and an integral single garage, which could be converted to increase the ground floor square footage (subject to the relevant consent).

EPC (D)

Council Tax D (East Cambridgeshire)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

With staircase rising to the first floor and door through to the:

Lounge Area 15'7" x 10'6" (4.76 x 3.22)

Spacious lounge area with featured fireplace and wooden mantle, TV connection point, radiator, window to the front aspect and opening through to the:

Dining Area 10'6" x 8'2" (3.22 x 2.50)

With sliding doors through to the:

Conservatory 11'5" x 9'5" (3.49 x 2.88)

Double glazed windows surrounding, laid wooden style flooring and French doors out to the rear garden.

Kitchen/Breakfast Room 14'9" x 10'10" (4.52 x 3.32)

Modern fitted kitchen with both eye and base level storage units and working surfaces over, tiled splash back areas, inset sink and drainer with mixer tap, integrated eye level oven, integrated microwave, induction hob with extractor hood above, space for a washing machine and dishwasher. Window to the rear aspect and side external door.

WC

Low level WC and wash basin.

First Floor Landing

Access to airing cupboard, storage cupboard and doors through to the bedrooms and bathroom.

Bedroom 1 11'5" x 10'7" (3.48 x 3.23)

Double bedroom with built-in storage cupboard, radiator, window to the rear aspect and door through to the:

Ensuite

Low level WC, wash basin, enclosed shower cubicle and window to the rear aspect.

Bedroom 2 10'7" x 10'5" (3.23 x 3.20)

Double bedroom with built-in storage cupboard, radiator and window to the front aspect.

Bedroom 3 8'5" x 7'7" (2.59 x 2.33)

With radiator and window to the rear aspect.

Bedroom 4 8'3" x 7'4" (2.54 x 2.25)

With radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal wash basin, panelled bath with hand held shower head, tiled walls and obscured window to the side aspect.

Outside - Rear

Enclosed rear garden with artificial laid lawn and pathway leading to a decked seating area. Wooden pergola, hot tub, planted shrubbery and side pedestrian gate.

Outside - Front

Driveway leading to the garage, laid to lawn frontage with planted shrubs. Electric car charging point.

Garage 16'6" x 9'0" (5.04 x 2.75)

With metal up and over door. Power and lighting.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 94 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps download

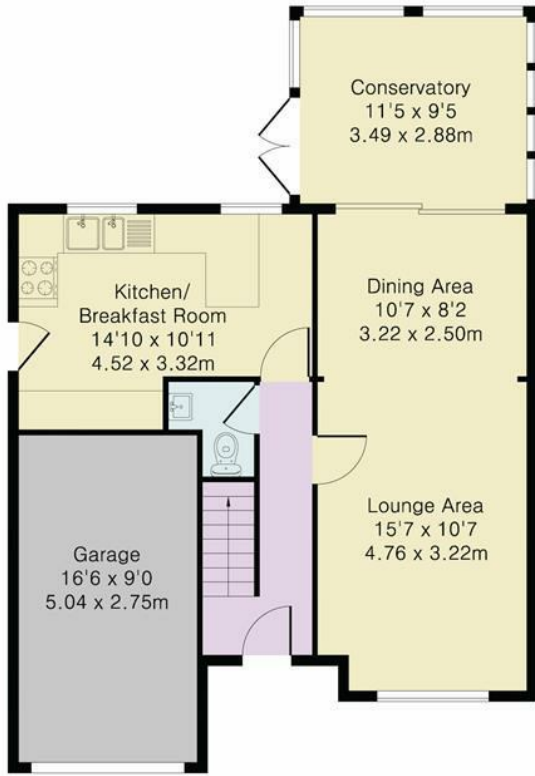
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

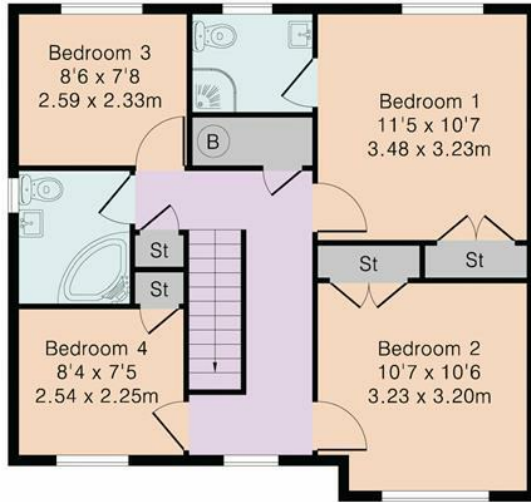
- None that the vendor is aware of



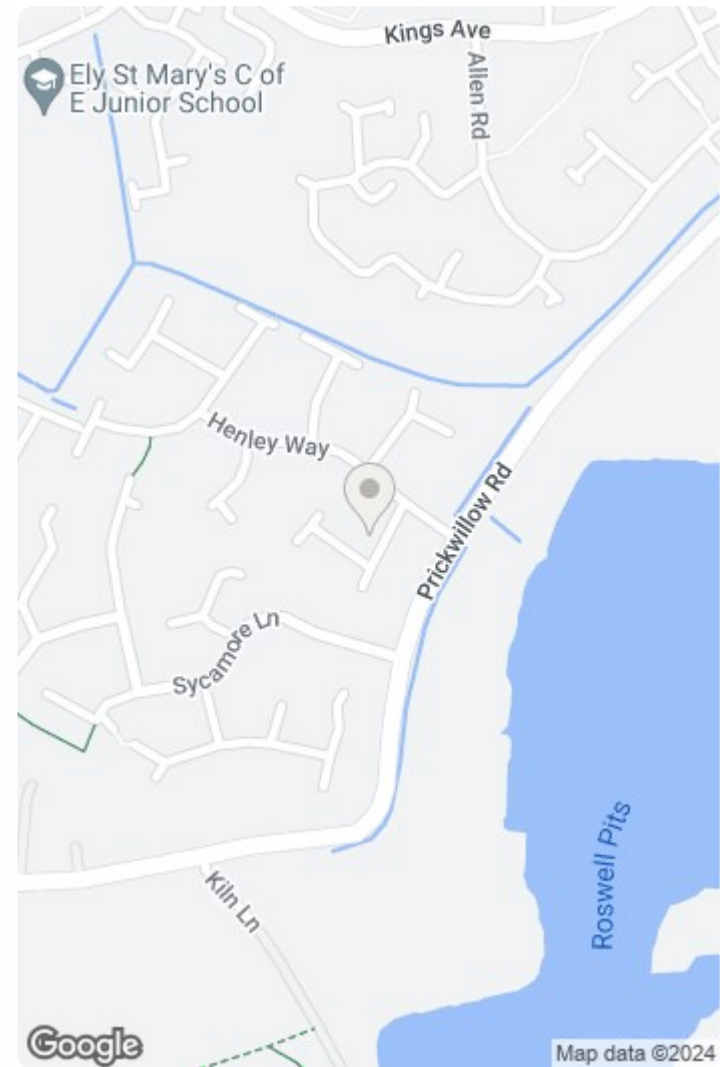
Approximate Gross Internal Area 1339 sq ft – 125 sq m
 Ground Floor Area 751 sq ft – 70 sq m
 First Floor Area 588 sq ft – 55 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	82		
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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