



Teasel Drive, Ely, CB6 3WJ



## Teasel Drive

Ely,  
CB6 3WJ

- Detached Family Home
- Popular Rarely Available Cul De Sac
- 2 Reception Rooms & Conservatory
- 4 Bedrooms (1 Ensuite)
- Driveway & Single Garage
- South Facing Garden
- No Upward Chain

Situated within a rarely available cul de sac location, this detached family home benefits from being offered for sale with no upward chain. Accommodation briefly includes downstairs cloakroom, lounge, dining room, kitchen, utility, conservatory, 4 bedrooms (ensuite to master bedroom) and family bathroom, together with driveway, single garage and south facing rear garden.

4 2 2

Guide Price £480,000





## LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

## ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

## CLOAKROOM

With low level WC, wash hand basin.

## LOUNGE

With double glazed window to front aspect, radiator, double doors opening to:

## CONSERVATORY

Of brick and upvc construction with French doors and windows to rear garden.

## KITCHEN

With 1 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven and hob with extractor hood above, integral dishwasher, space for freestanding fridge/freezer, radiator, double glazed window to rear aspect.

## UTILITY ROOM

With single stainless steel sink unit and drainer, fitted with base units, plumbing for utilities, wall mounted gas fired boiler, double glazed window to front aspect, door leading to driveway, radiator.

## DINING ROOM

With double glazed bay window to rear aspect, radiator.

## FIRST FLOOR LANDING

### BEDROOM 1

A dual aspect room with double glazed windows to rear and side aspects, 2 built-in double wardrobes, radiator.

### ENSUITE

With suite comprising tiled shower cubicle, low level WC, pedestal hand basin, radiator, double glazed window to front aspect.

### BEDROOM 2

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

### BEDROOM 3

With double glazed window to front aspect, built-in storage cupboard, radiator.

### BEDROOM 4

With double glazed window to rear aspect, radiator.

## OUTSIDE

To the left hand side of the property you will find a driveway leading to a single garage with metal up and over door providing ample off street parking. Gated access leads to a south facing rear garden which is predominantly laid to lawn with raised decking and benefits from a personnel door into the garage.

## AGENT NOTES

Tenure - freehold

Council Tax Band - D

Property Type - detached

Property Construction - traditional brick construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1259 according to the EPC

Parking - driveway and single garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiator

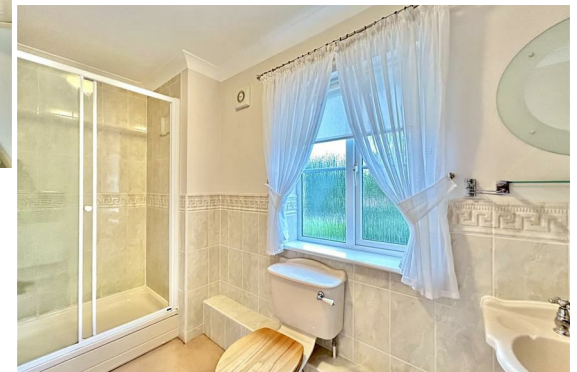
Broadband Connected - tbc



medium risk (medium risk means that this area has a chance of flooding of between 1% and 3.3% each year)

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







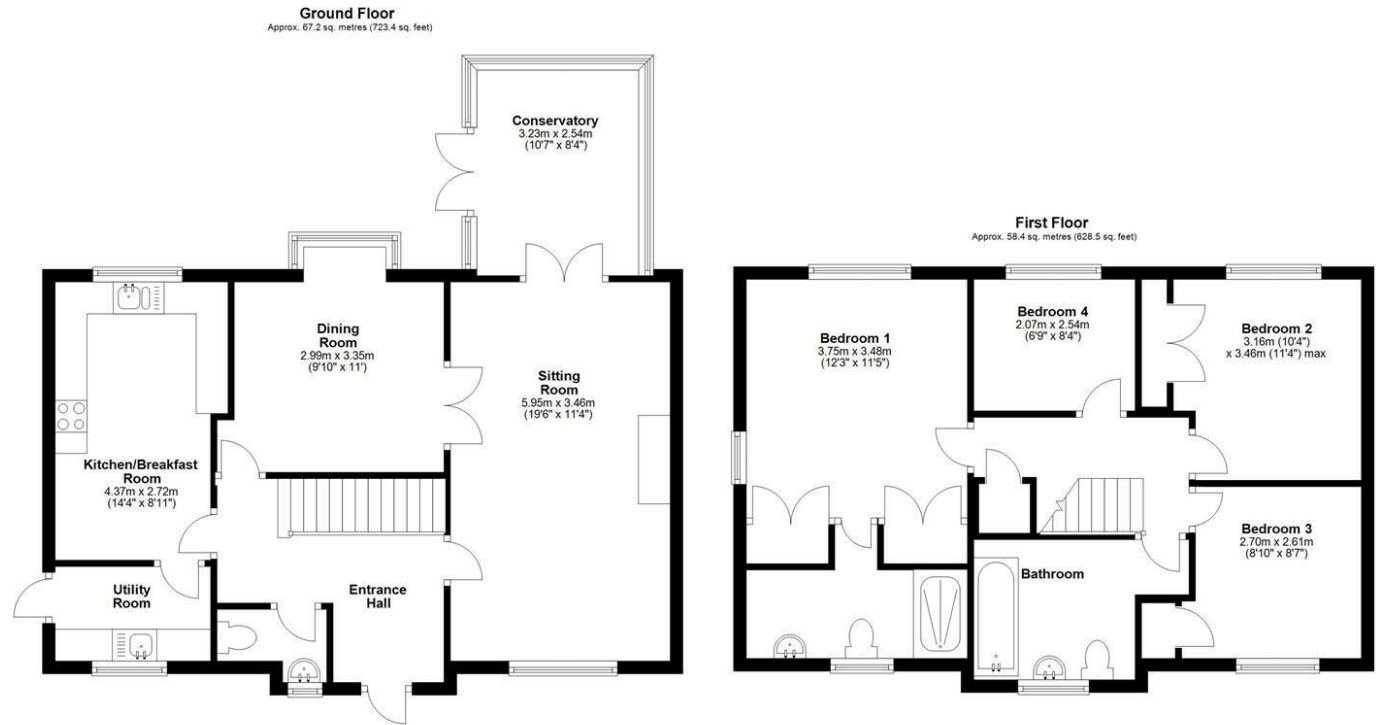
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	78
EU Directive 2002/91/EC			

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Local Authority - East Cambs District Council



Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.