



Cambridge Road, Ely, CB7 4HX

**CHEFFINS**



# Cambridge Road

Ely,  
CB7 4HX

- Established Detached Residence
- Backing Onto Golf Course
- Short Walk To Kings School
- 4 Bedrooms (1 ensuite)
- Superb Plot Of Approx. 0.82 of an Acre (sts)
- Lounge, Dining Room And Study
- Kitchen Opening Into Conservatory
- Convenient For Railway Station

An established four bed roomed detached residence situated within a superb plot of approximately 0.82 of an acre (STS) backing onto the golf course, and just a short walk from King's School with the railway station and city centre also within easy reach.

Accommodation comprises on the ground floor, entrance hall, spacious kitchen opening into large conservatory, utility, cloakroom, study, lounge and dining room. On the first floor there is the bathroom, W.C, and four bedrooms (one ensuite), with the rear rooms having a most attractive view across the garden towards the golf course.

Outside there is an extensive driveway, garage and delightful, mature gardens with the rear garden having a gate onto the golf course.

4 2 4

Guide Price £1,150,000







## 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 PORCH

With door to front aspect.

## ENTRANCE HALL

With stairs to first floor and understairs storage cupboard, picture rail, radiator.

## KITCHEN/BREAKFAST ROOM

With double glazed window to front aspect, fitted with a range of modern wall and base level storage units together with drawers and granite worksurfaces with undermounted sink, Bosch double electric oven, gas hob and extractor hood, fridge, Miele dishwasher, gas fired Aga, large shelved double cupboard, breakfast bar, double doors to:

## CONSERVATORY

Of brick and timber construction with windows and French doors onto rear garden, oak flooring.

## UTILITY

With door to side aspect and double glazed window to rear, stainless steel sink unit and drainer, wall and base level storage units and worktop, plumbing for washing machine, radiator.

## CLOAKROOM

With low level WC, wash basin, double glazed window to side aspect.

## STUDY

With double glazed windows to front and side aspects, fitted bookshelves, radiator.

## DINING ROOM

With double glazed window to rear overlooking the garden, double glazed window to side aspect, gas fire with timber surround and marble hearth, picture rail, radiator.

## LOUNGE

With double glazed windows to front and side

aspects and French doors to rear garden, open fire with timber surround and marble hearth, picture rail, two radiators.

## FIRST FLOOR LANDING

With large double glazed window to front aspect, deep airing cupboard with shelving and gas boiler, access to loft, radiator.

## BEDROOM 1

With double glazed window to front aspect and double glazed window to rear aspect giving an attractive view of the garden, fitted wardrobes and drawers, picture rail, two radiators.

## BEDROOM 2

With double glazed window to rear aspect giving an attractive view across the garden, wash basin with countertop and drawers beneath, fireplace (not used), cupboard and shelving.

## BEDROOM 3

With double glazed window to rear aspect giving an attractive view of the garden, wash basin with countertop and cupboard beneath, wardrobe.

## BEDROOM 4

With double glazed window to front aspect, picture rail.

## ENSUITE

With double glazed window to rear, low level WC, wash basin, replacement double shower cubicle, radiator.

## BATHROOM

With double glazed window to front aspect, bath with shower above, wash basin, towel radiator.

## W.C.

With low level WC, double glazed window to front aspect, radiator.

## OUTSIDE

The property is set well back from Cambridge Road and entered via gates leading into an extensive driveway with ample parking. The driveway is bordered by mature well kept beds and also has a garage with electric door.

Gates either side of the property lead to a superb and established lawned garden with a terrace adjoining the house providing an ideal outdoor seating area. The garden is enclosed by mature hedging and has a selection of beds and borders together with an area designated as a vegetable garden.

A gate to the rear leads out onto the golf course and a footpath leading to the King's School and city centre beyond. The total plot amounts to approximately 0.82 of an acre (STS).

## MATERIAL INFORMATION.

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - G

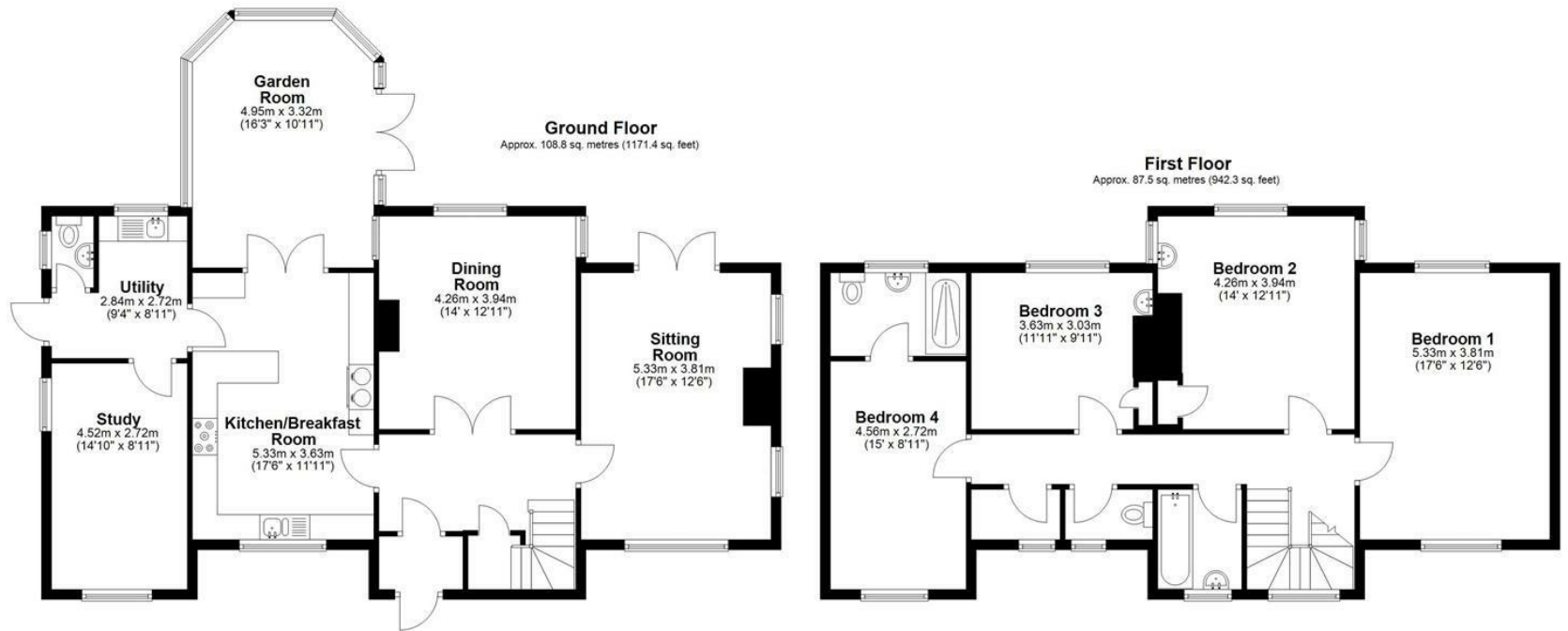
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Guide Price £1,150,000

Tenure - Freehold

Council Tax Band - G

Local Authority - East Cambs District Council

Total area: approx. 196.4 sq. metres (2113.8 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.