



Ely Road, Queen Adelaide, CB7 4TZ

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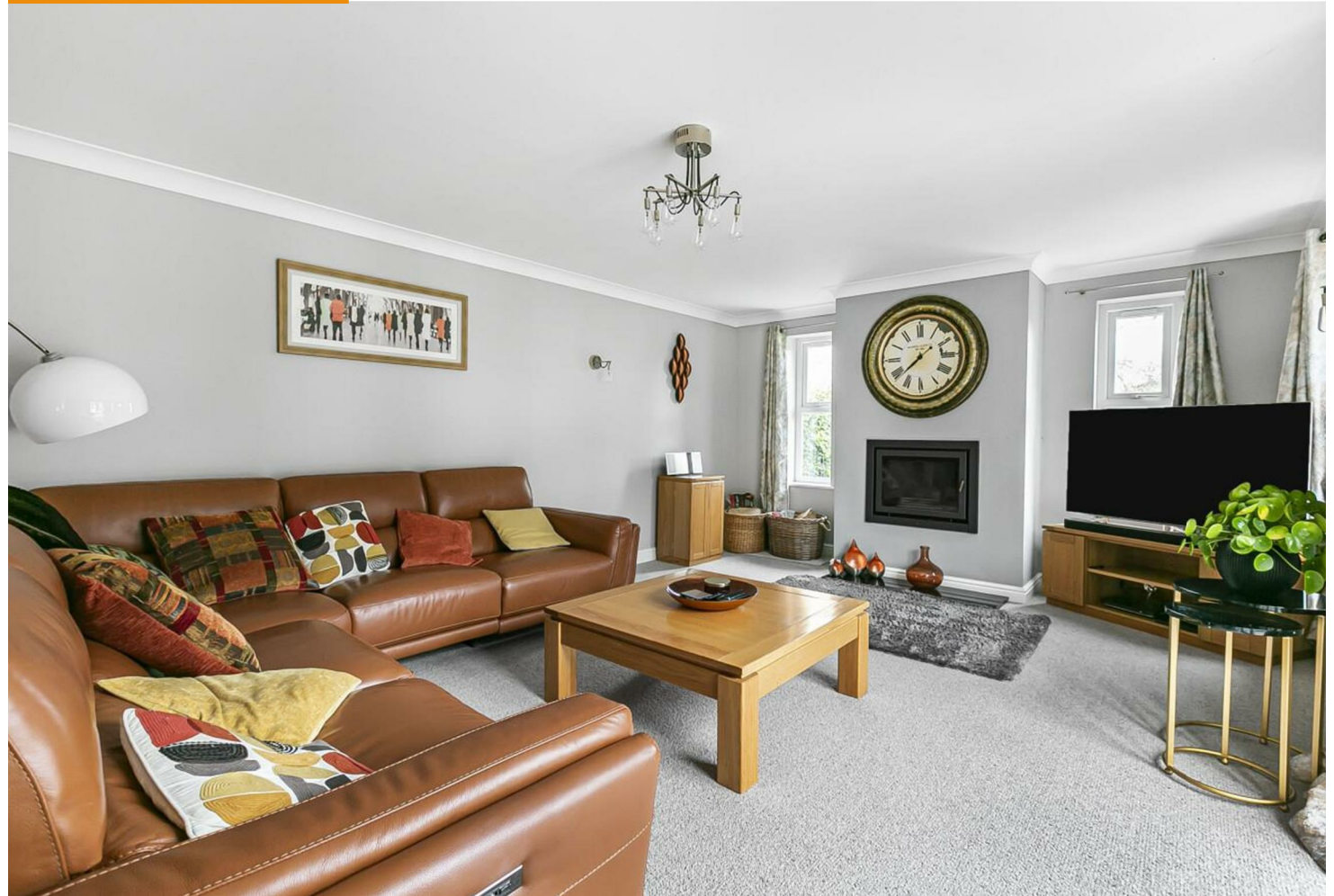
Guide Price £625,000

- Extended Detached Bungalow
- Well Presented Throughout
- Superb 25'6" x 24'1" Open Plan Living/Refitted Kitchen Area
- 4 Bedrooms (Master with Ensuite)
- Driveway & Mature Well Maintained Gardens
- Approx. 1.5 Miles from the Centre of Ely
- Freehold / Council Tax Band D

A substantially extended and beautifully presented bungalow ideal for family living, situated approximately 1.5 miles from the centre of Ely.

The property comprises entrance hall opening into stunning open plan and refitted kitchen/dining/living area measuring approximately 25'6" x 24'1", inner hall, utility, spacious lounge overlooking the garden, 4 bedrooms (the master having an ensuite) and family bathroom. Outside there is a spacious driveway and mature well maintained rear garden offering an excellent degree of privacy.

To fully appreciate the presentation and extensive accommodation a viewing is highly recommended.





LOCATION

QUEEN ADELAIDE: is a mainly residential village situated approximately 1.5 miles from Ely. Ely itself is an historic Cathedral City which provides a range of day to day shopping facilities, schools catering for all age ranges and various sporting and social activities. The main A10 road network at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline rail station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With door to front aspect, double glazed window to side aspect, built-in cupboard, access to loft, radiator.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

Kitchen/dining area. Refitted in 2021 comprising a superb range of contemporary wall and base level storage units with matching worksurfaces and additional tall storage cupboards, inset stainless steel sink unit and drainer, integrated fridge/freezer, dishwasher, electric double ovens, island unit with storage cupboards and drawers, integrated wine fridge, induction hob with pop-up extractor and breakfast bar, roof lantern and double glazed window to front aspect, door to rear garden.

Living area. With double glazed window to front aspect, feature wood burning stove, radiator.

INNER HALL

With double glazed window to side aspect.

UTILITY

With double glazed window and door to side aspect, base level storage units with work surfaces and stainless steel sink unit and drainer, plumbing for washing machine.

LOUNGE

With 4 double glazed windows looking onto the garden and French doors opening onto courtyard, feature inset wood burner.

BEDROOM 1

With 4 double glazed windows overlooking the garden and French doors onto courtyard, under floor heating.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to side aspect, heated towel rail, under floor heating.

BEDROOM 2

With double glazed window to side aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BEDROOM 4

With double glazed window to side aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, bath with shower above, double glazed window to rear aspect, built-in cupboard, heated towel rail.

OUTSIDE

To the front of the property there is a

gravel driveway, together with a lawned garden. Pedestrian access leads alongside the bungalow to the rear garden. The garden offers an excellent degree of privacy and is mainly laid to lawn with a large timber shed and further workshop/store, together with there also being an attractive pond. Adjoining the rear of the bungalow there is an inner courtyard garden with pond and this provides an ideal outdoor entertaining space.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - D

AGENT NOTES

The property is traditionally built, rendered with a tiled roof.

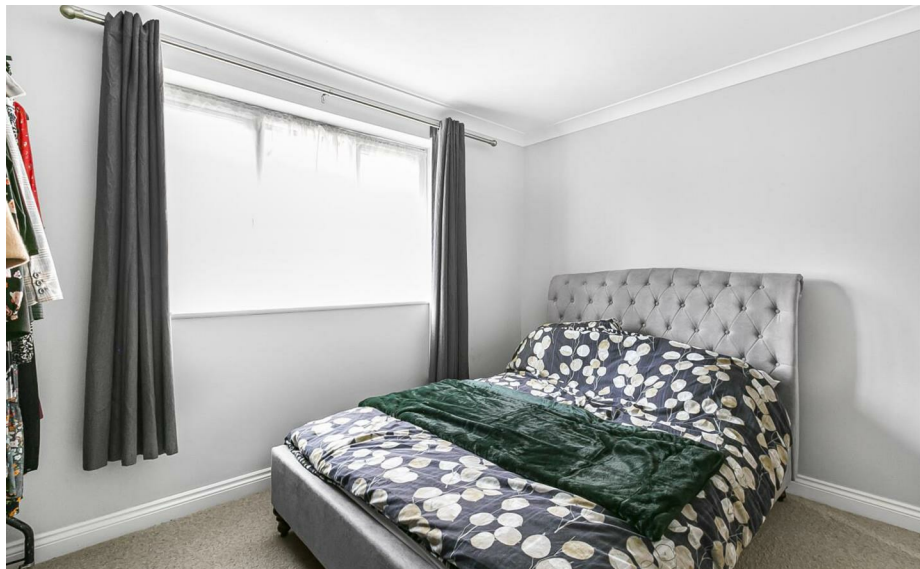
BT Broadband is connected to the property via the cabinet.


Mobile coverage - according to ofcom.org.uk, mobile coverage for voice is indicated to be 'good' for 4 of the main providers checked.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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

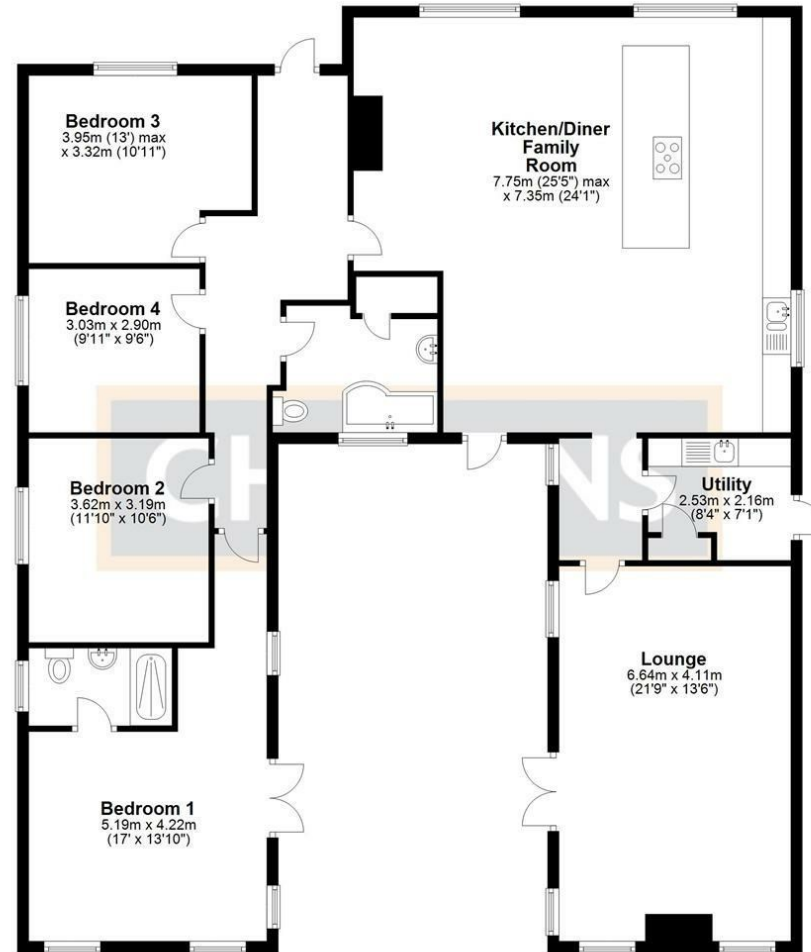


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 Local Authority - East Cambs District Council



Ground Floor

Approx. 168.4 sq. metres (1812.2 sq. feet)



Total area: approx. 168.4 sq. metres (1812.2 sq. feet)

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