



Beresford Road, Ely, CB6 3WA

**CHEFFINS**

# Beresford Road

Ely,  
CB6 3WA

- Spacious Detached Home
- Modernised Kitchen & Bathroom
- Spacious Open Plan Kitchen/Dining into Lounge
- 4 Bedrooms (1 Ensuite)
- Driveway & Double Garage
- Well Maintained Gardens
- Planning Permission for Ground Floor Extension
- Cul De sac Location
- Viewing Recommended

A spacious and modernised detached property comprising entrance hall, cloakroom, open plan kitchen/dining room leading into lounge, utility, 4 bedrooms (master with ensuite) and bathroom, together with well maintained gardens, driveway and double garage. The property is situated within a cul de sac forming part of a popular development and there is the benefit of planning consent having been granted for a ground floor extension to form a front porch and rear family room.

 4
  2
  2

**Guide Price £510,000**







## 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 with under stairs storage cupboard, radiator.

## CLOAKROOM

With pedestal hand wash basin, low level WC, double glazed window to front aspect, radiator.

## UTILITY

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

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen area with 2 double glazed windows to rear aspect, refitted kitchen comprising a range of wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, built-in electric double oven, gas hob and extractor hood, dishwasher, fridge and freezer, radiator.

Dining area with French doors to rear garden, radiator. Opening to:

## LOUNGE

With double glazed window to front aspect, television point, radiator.

## FIRST FLOOR LANDING

With access to loft, built-in double cupboard, radiator.

## BEDROOM 1

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

## ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, double glazed window to side aspect, radiator.

## BEDROOM 2

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

## BEDROOM 3

With double glazed window to rear aspect, built-in double wardrobe, radiator.

## BEDROOM 4

With double glazed window to rear aspect, built-in double wardrobe, radiator.

## BATHROOM

Refitted with suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower cubicle, double glazed window to rear aspect, heated towel rail.

## OUTSIDE

To the side of the property there is a spacious double width driveway leading to a double garage with 2 metal up and over doors and power connected. Gated pedestrian access leads into the garden which is not overlooked from the rear and comprises an area of extended patio with steps up on to a lawn with borders. There is also a covered seating area and general store.

## AGENTS NOTE

Planning consent was granted for ground floor extensions to provide a bay window to the lounge and porch to the front, together with a family room to the rear. Planning consent was granted on the 18th November 2022 with a reference number of 22/00932/FUL and full details can be found at [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

## 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 - E

## VIEWING ARRANGEMENTS

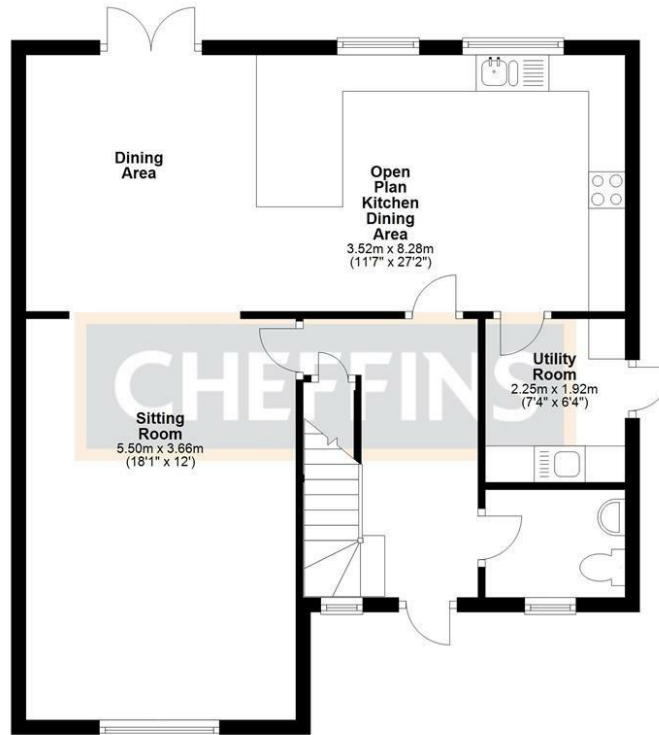
Strictly by appointment with the Agents.



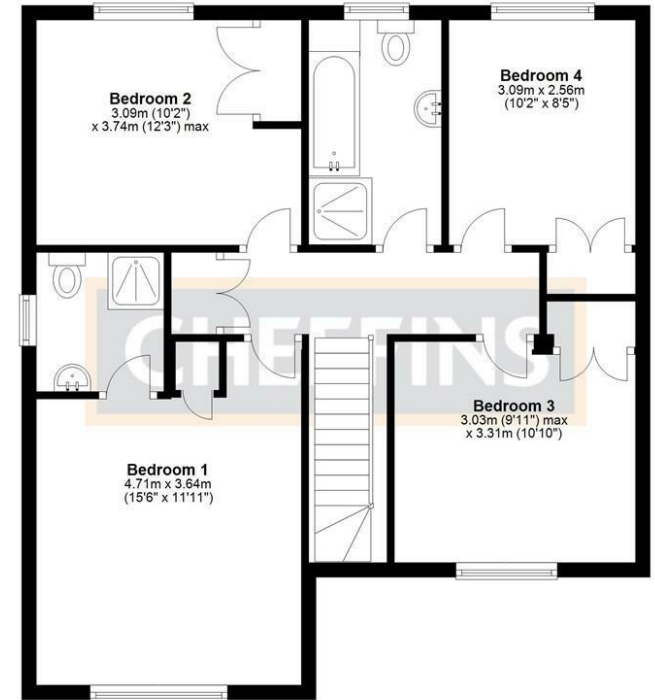




**Ground Floor**  
Approx. 67.4 sq. metres (725.5 sq. feet)



**First Floor**  
Approx. 67.8 sq. metres (730.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
75	84
Very energy efficient - lower running costs (92 plus) <b>A</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 £510,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambridgeshire

District Council

Total area: approx. 135.2 sq. metres (1455.6 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.