



Cambridge Road, Ely, CB7 4HX

CHEFFINS

Cambridge Road

Ely,
CB7 4HX

- Prime Location Overlooking Golf Course
- Close To Kings School
- Approaching 3,300 Sq Feet
- 4/5 bedrooms (2 ensuite)
- Reception/Dining Room
- Study And Lounge
- Kitchen/Family Room
- Double Garage/Cartlodge/Driveway
- Freehold/Council Tax G/EPC C

Located within one of Ely's most prestigious locations overlooking the golf course and close to Kings School, this exceptional home offers almost 3,300 square feet of accommodation with stunning views and a stylish design. Situated at the end of a private driveway with just one other property the accommodation comprises on the ground floor, open plan reception/dining room, study, lounge, spacious kitchen/family room, inner hall with cloakroom, pantry and utility, and double bedroom with dressing area and ensuite. On the first floor there is a bathroom, three further bedrooms (master with dressing area and ensuite) and spare room which could be used as a hobbies room or occasional double bedroom. Outside there is an extensive driveway, cartlodge, double garage and well maintained gardens with the rear backing onto the golf course.

5 3 3

Guide Price £1,500,000





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.

RECEPTION/DINING ROOM

With extra wide door and large bay window to front aspect, staircase with oak treads and glazed balustrading, double sided flame effect gas fire, shelved comms cupboard, oak flooring with underfloor heating.

STUDY

With feature vaulted ceiling with triangular window to front aspect and traditional window below, fitted cupboards, underfloor heating.

BEDROOM 1

With window to rear aspect, air conditioning unit, radiator.

WALK THROUGH DRESSING AREA

With fitted wardrobes to both sides.

ENSUITE

With large level access shower, low level WC, vanity unit with wash basin, underfloor heating, towel rail.

LOUNGE

With patio doors and glazed screens onto garden, double sided gas flame effect fire, air conditioning unit, underfloor heating.

KITCHEN/FAMILY ROOM

Kitchen area comprising a range of modern base level storage units and drawers with stone worksurfaces, Neff electric oven and microwave, Bosch hob, extractor hood, sink unit and drainer. Island with stone worktop, breakfast bar and storage units. Space for American style fridge/freezer, integrated dishwasher, window to rear aspect, underfloor heating. Family area with feature vaulted ceiling with large triangular window, patio doors and glazed screens onto garden, remote controlled mood lighting, air conditioning unit, underfloor heating.

INNER HALL

With double and single cupboards, oak floor with underfloor heating.

PANTRY

With shelving, storage units, double glazed window to side aspect.

UTILITY

With door and double glazed window to side aspect, stainless steel sink and drainer, storage units and worksurfaces, plumbing for washing machine, door to garage.

CLOAKROOM

With low level WC, vanity unit with wash basin, underfloor heating.

FIRST FLOOR LANDING

With glazed balustrading, wide window to front aspect, double airing cupboard with light, eaves cupboard which could potentially be converted to an ensuite for the adjoining bedroom, two radiators.

BATHROOM

With bath, separate shower, low level WC, vanity unit with wash basin, window to rear aspect, heated towel rail.

WALK THROUGH DRESSING AREA

With fitted wardrobes, radiator. Leading to:

BEDROOM 2

With door to roof terrace, feature glazed screens and triangular window above (with electric blind) giving a stunning view across the golf course, air conditioning unit, radiator.

ENSUITE

With vaulted ceiling with Velux window, large walk in shower, low level WC, vanity unit with wash basin, heated towel rail.

BEDROOM 3

With window to front aspect, door to eaves loft area (with lighting) which offers the potential to create an ensuite, radiator.

BEDROOM 4

With window to rear giving an attractive view of the golf course, radiator.

HOBBIES ROOM/ OCCASIONAL BEDROOM

With large triangular window to front, radiator.

OUTSIDE

The property is located at the end of a private driveway set well back from Cambridge Road. On entering the driveway for 89A there is an extensive area for parking and turning leading to the double garage and oak framed cartlodge. Adjoining the cartlodge is a timber built shed/workshop. The double garage has two electric roller shutter doors and also houses the gas central heating boiler and hot water cylinder. Also to the front of the property is a lawned garden. Wide paths lead either side of the house to the rear garden which is immaculately maintained and backs onto the golf course. The garden is mainly laid to lawn with an extensive area of patio with an aluminium pergola and well stocked borders. There is also a summerhouse with lighting and outdoor electric points. The garden has a gate onto the golf course and a footpath which leads directly to Kings School.

AGENT NOTES

Tenure - Freehold
Council Tax Band - G
Property Type - Detached
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan
Square Footage - 3,400 according to the EPC
Parking - driveway and garage

Utilities / Services

Electric Supply - Mains
Gas Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Gas underfloor to ground floor and radiators to first floor
Broadband Connected - yes
Broadband Type - According to ofcom.org.uk, Standard (16 Mbps), Superfast (80 Mbps) ad Ultrafast (1000 Mbps) is available within the area, maximum download speeds shown in brackets.
Mobile Signal/Coverage - According to ofcom.org.uk, mobile coverage is likely for four of the main providers.
Rights of Way, Easements, Covenants - The driveway leading from Cambridge Road to the property is shared.

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		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,500,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambs District Council



Approximate Gross Internal Area 3282 sq ft – 305 sq m
 Ground Floor Area 2025 sq ft – 188 sq m
 First Floor Area 1257 sq ft – 117 sq m
 Garage Area 486 sq ft – 45 sq m



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.



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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.