



Downham Road, Ely, CB6 1AQ

CHEFFINS

Downham Road

Ely,
CB6 1AQ

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Guide Price £900,000

- Central City Location
- Approx. 3,000 Square Feet of Accommodation
- 36Ft Kitchen/Dining/Family Room
- Lounge & Further Family Room
- 6 Bedrooms in Total
- 4 Bedrooms within Main House, Connected Annexe with 2 Bedrooms, Kitchen & Lounge
- Extensive Driveway & Attractive Gardens
- Freehold / Council Tax Band G / EPC Rating House D, Annexe D

A centrally located detached property offering approximately 3,000 square feet of versatile accommodation including a connected 2-storey annexe.

On the ground floor is the entrance hall, a 36'10" x 13'7" kitchen/dining/family room, utility, cloakroom, lounge, separate family room with door to annexe kitchen/diner, living room, cloakroom and garden room. On the first floor there is a family bathroom and 6 bedrooms, with which 4 could be used for the main house and 2 double bedrooms within the annexe, together with a shower room. Outside there is a driveway, most attractive and mature gardens, the rear garden facing in a south/westerly direction, together with a timber built studio/office.

Due to the layout of the property it is ideal for a large family looking for multi-generational living or the potential for Bed & Breakfast use (subject to planning consent).

To fully appreciate the location and layout a viewing is highly recommended.





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, woodblock floor, stairs to first floor with under stairs storage cupboard, radiator.

KITCHEN/DINING/FAMILY ROOM

Kitchen/dining area with windows to front and side aspects, together with French doors onto an attractive side garden, fitted with a range of matching wall and base level storage units and drawers with oak work surfaces, double bowl ceramic sink unit and drainer, electric double oven, gas hob and extractor hood, integrated dishwasher, space for double fridge/freezer, vertical radiator and plinth heater.

Family area with vaulted and glazed ceiling and bi-fold doors onto garden, together with a window to the rear.

UTILITY

With door and window to rear, base level storage units and oak worktop with undermounted sink, plumbing for washing machine, radiator.

CLOAKROOM

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

LOUNGE

With double glazed windows and French doors onto rear garden, brick fireplace with gas stove, woodblock flooring, radiator.

FAMILY ROOM

With bay window to front aspect, woodblock flooring, inset gas fire, radiator. Door to:

ANNEXE KITCHEN

With window to front aspect, stainless steel sink unit and drainer, base level storage units, electric oven, hob and extractor hood, plumbing for dishwasher, radiator.

ANNEXE LOUNGE

With door to outside, large window onto rear garden, door to staircase, radiator.

INNER LOBBY

CLOAKROOM

With low level WC and wash basin.

ANNEXE GARDEN ROOM

With window and French doors onto rear garden, radiator.

FIRST FLOOR LANDING

With large stained glass window and further window to front aspect, shelved cupboard, radiator.

BEDROOM 1

With bay window to front aspect, picture rail, radiator.

BEDROOM 2 (ANNEXE BEDROOM)

With window to front aspect, wash basin, radiator.

BEDROOM 3

With large window to rear aspect, cast iron fireplace (not used), double and single cupboards, radiator.

BEDROOM 4

With windows to rear and side aspects, picture rail, built-in cupboard, radiator.

BEDROOM 5 (ANNEXE BEDROOM)

With 2 windows and radiator.

BEDROOM 6

An interconnecting room linking the main house with the annexe and could be used as a single bedroom or office. With window to rear aspect, radiator.

FAMILY BATHROOM

With 2 windows to front aspect, panelled bath with shower above, wash basin, low level WC, heated towel rail.

SHOWER ROOM

Located within the annexe, with window to rear aspect, double size shower cubicle, wash basin, low level WC, heated towel rail.

OUTSIDE

There is a mature hedge and fencing around the front boundary providing an excellent screen and privacy. To the front and side of the house there is an extensive block paved driveway providing ample off street parking. The front also benefits from an attractive planted garden. There is gated pedestrian access either side of the house with one leading into a most attractive and private front/side garden with an abundance of planting and trees,

together with a timber built studio/office. To the rear there is a well maintained south-west facing garden which offers an excellent degree of privacy with attractive views of trees within neighbouring gardens. Adjoining the house there is an extended paved patio leading onto a lawn with well stocked borders. There is also a timber built shed/workshop.

AGENT NOTES

EPC House - D (68)

EPC Annexe - D (64)

Tenure - freehold

Council Tax Band - G

Property Type - Detached house

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 3030 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - fibre to the cabinet. Download speed of 28.15 Mbps and Upload speed of 17.12 Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, both 'voice' and 'data' are indicated to be likely for 1 out of the 4 main providers checked and limited for 3 out of the 4 main providers checked

Conservation area - yes

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



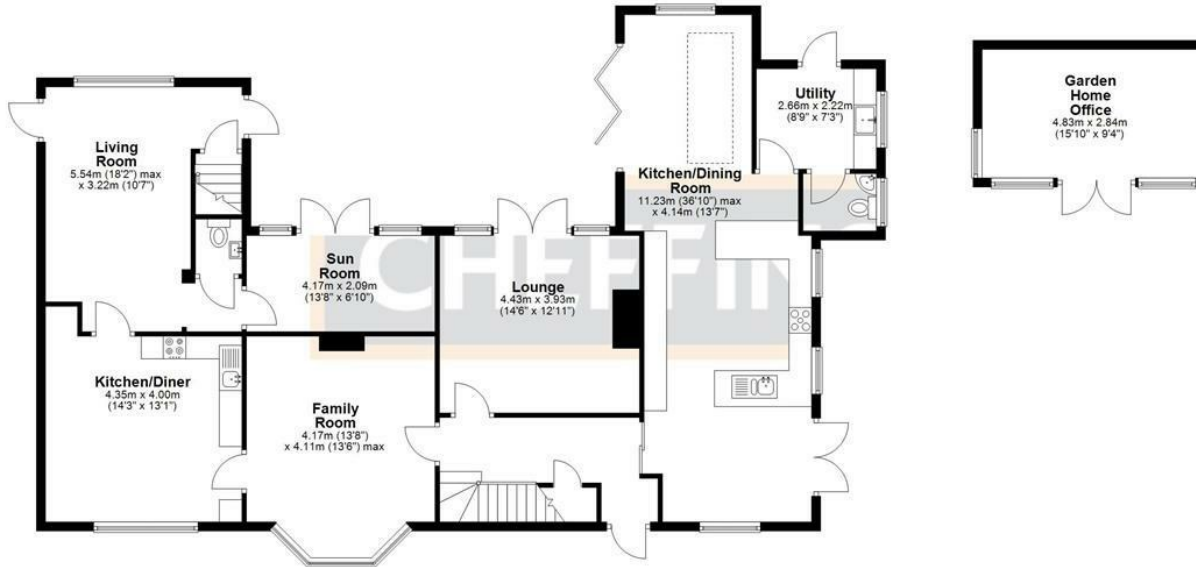
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www.epc4u.com		



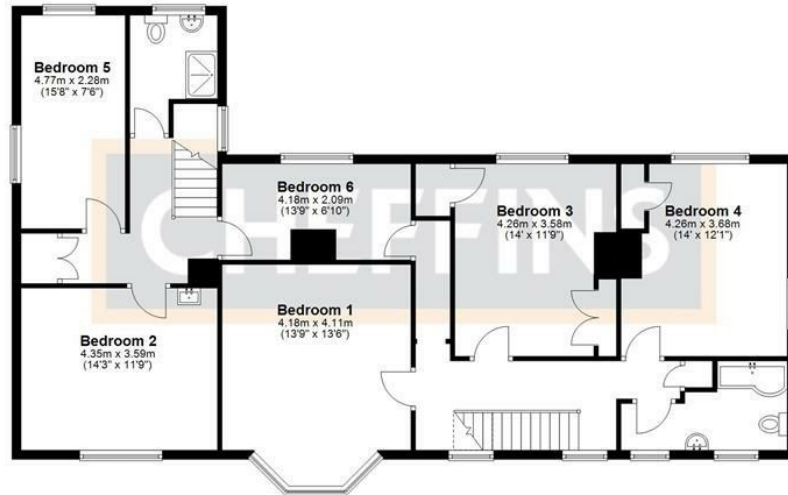
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 Local Authority - East Cambs District Council



Ground Floor
Approx. 159.4 sq. metres (1716.3 sq. feet)



First Floor
Approx. 122.1 sq. metres (1313.9 sq. feet)



Total area: approx. 281.5 sq. metres (3030.2 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.