



Lynn Road, Ely, CB6 1SD

CHEFFINS

Lynn Road

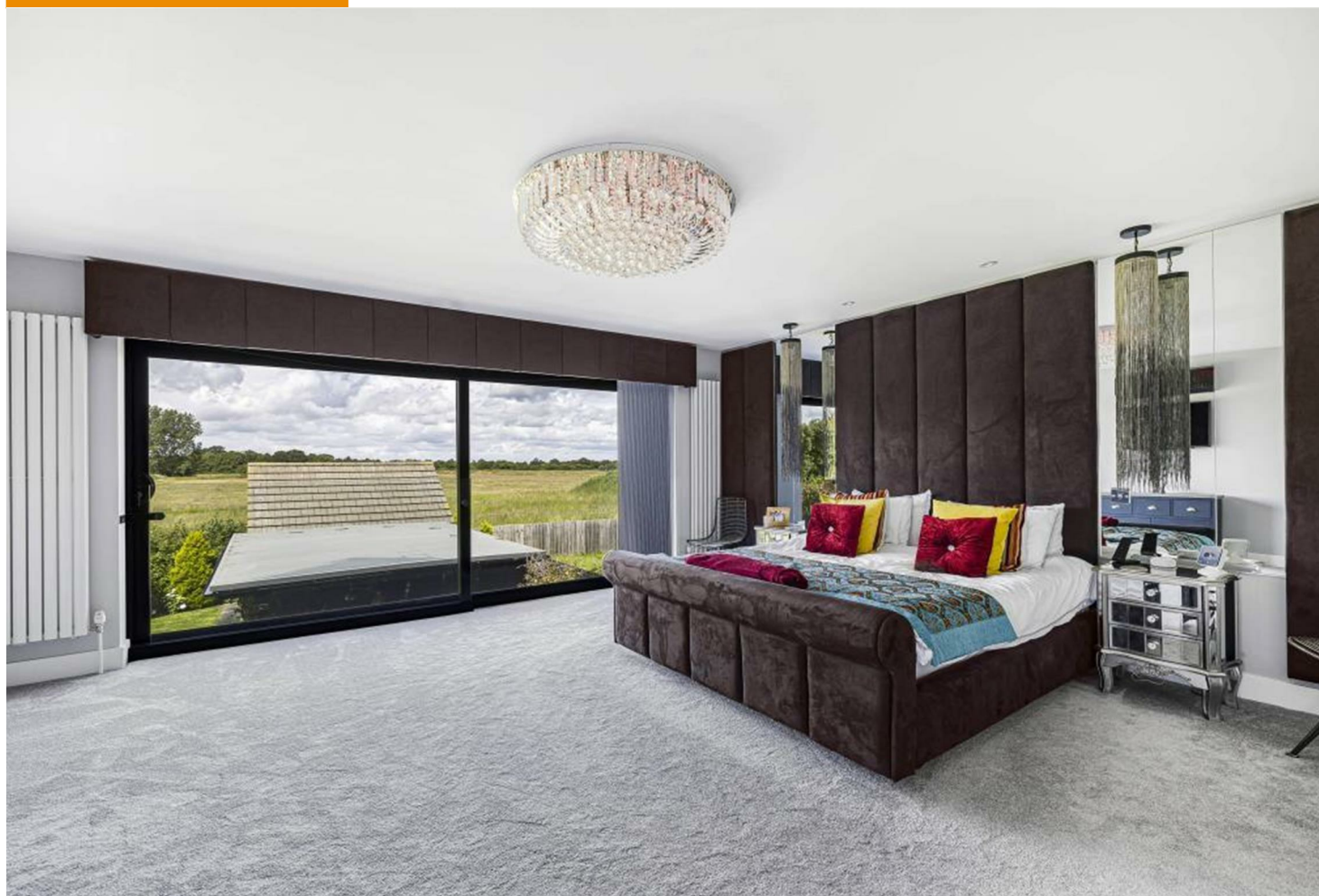
Ely,
CB6 1SD

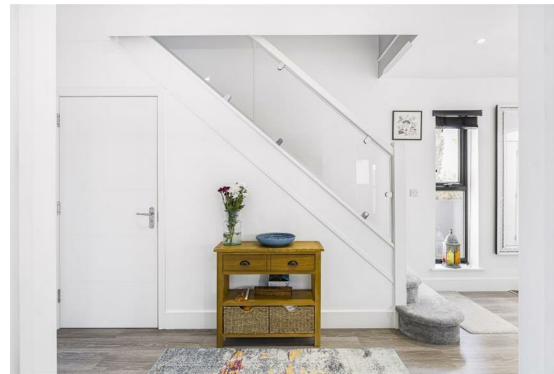


Guide Price £1,295,000

- High Specification Executive Detached Family Home
- In Excess of 5,000 Sq Ft of Accommodation
- Open Plan Dining / Kitchen / Family Room
- 3 Further Reception Rooms & Snug Area
- 5/6 Bedrooms (3 Ensuite)
- Garage with Gym & First Floor Office
- Attractive Landscaped Garden to Rear
- Immaculately Presented
- Freehold / Council Tax Band E / EPC Rating C

A truly exceptional executive family home, expanding to in excess of 5,000 square feet including 5/6 bedrooms (3 ensuite), open plan kitchen/dining/family room, 3 further reception rooms and snug, garage with home gym and first floor self contained office space, secure driveway providing ample parking and superb attractive garden to rear with outbuilding. Viewing is highly recommended to fully appreciate this individual one-off build.





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, built-in double storage cupboards, stairs to first floor.

CLOAKROOM

With low level WC, wash hand basin.

LOUNGE

With feature log burning stove. A dual aspect room with double glazed bay window to front aspect, 2 individual floor-to-ceilings to side aspect, under flooring heating, bespoke television wall mounted unit.

SNUG AREA

With bespoke inset television point, 2 individual windows through to lounge.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

DINING AREA

With double glazed sliding patio doors to rear garden.

KITCHEN AREA

With central island with 2 individual sinks and drainer with hot tap, ovens below, extended breakfast bar, lighting above, integral fridge, separate freezer, 2 double electric ovens, microwave oven, hot trays, wine fridge, 5-ring hob with extractor hood above, door through to utility, double glazed sliding patio doors to rear garden, sky lantern.

FAMILY AREA

With double glazed sliding patio doors to rear garden, bespoke wall mounted television unit, opening through to:

GAMES ROOM

With double glazed bay window to front aspect.

UTILITY ROOM

With a range of built-in storage cupboards, 1 1/4 sink, worktop, plumbing for utilities, double glazed window to front aspect, floor-to-ceiling double glazed window.

OFFICE

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

FIRST FLOOR LANDING

With 2 built-in storage cupboards, skylight.

BEDROOM 1

With double glazed patio doors to rear aspect having attractive views, air conditioning unit, 2 vertical radiators.

WALK-IN DRESSING ROOM

With 2 built-in wardrobes, radiator

ENSUITE BATHROOM

With freestanding bath tub with shower attachment, walk-in shower with drench size shower head and shower attachment, 2 individual wash hand basins, low level WC, tiled flooring with low level lighting, tiled walls, heated towel rail, 2 double glazed windows to side aspect, velux window.

BEDROOM 2

With fitted wardrobes, 2 double glazed windows to front and side.

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

BEDROOM 3

With fitted wardrobes, double glazed bay window to front aspect, radiator,

ENSUITE

Tiled with shower cubicle, low level WC, hand basin, double glazed window, heated towel rail.

BEDROOM 4

With double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM 5

With double glazed window to front aspect, radiator.

FAMILY BATHROOM

With suite comprising corner bath with shower attachment, low level WC, wash hand basin, heated towel rail, velux window, double glazed window to front aspect.

GARAGE

With door to front aspect, 2 velux windows, internal door through to:

GYM

With velux window.

REAR LOBBY

With access to both front and rear, radiator, stairs to:

OFFICE / BEDROOM 6

With 3 velux windows

OUTSIDE

The property is accessible via secure electric gates leading to a driveway providing ample off street parking. Gated access leads to a superbly designed, attractive enclosed garden including covered patio ideal for outdoor dining and entertaining with feature fireplace and extended patio opening through to lawn and well stocked borders containing a variety of plants and shrubs. There is a secondary covered area with outdoor toilets leading to an outbuilding with light and power connected.

AGENT NOTES

Tenure - freehold
Council Tax Band -
Property Type - detached
Property Construction -
Number & Types of Room - Please refer to the floorplan
Square Footage - tbc
Parking - driveway and garage

Utilities / Services
Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - under floor heating to ground floor, radiator heating to first floor
Broadband Connected - yes/no
Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with superfast having a maximum download speed of 1000Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' coverage is indicated to be limited for 3 and likely for 1 of the 4 main providers checked. 'Data' is indicated to be limited for 4 out of the 4 main providers checked


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





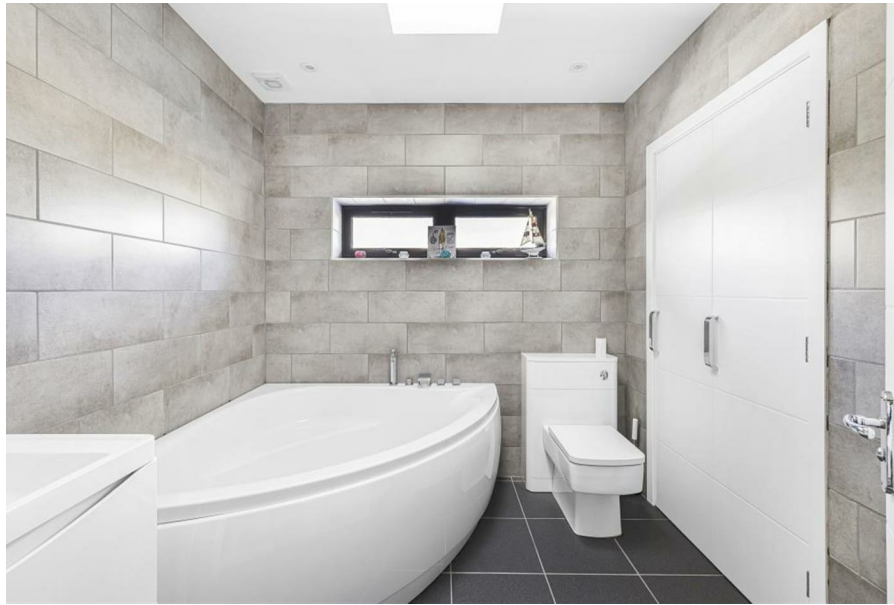


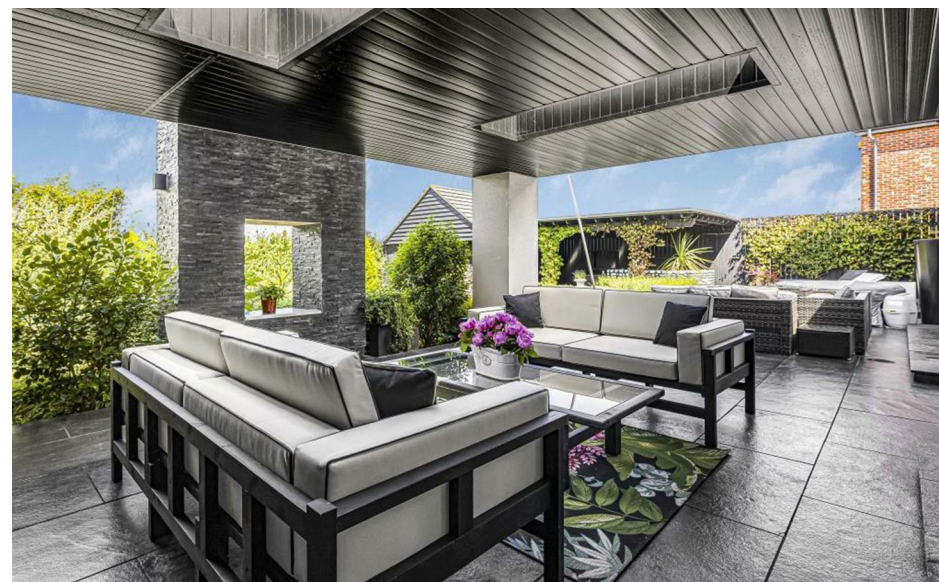
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



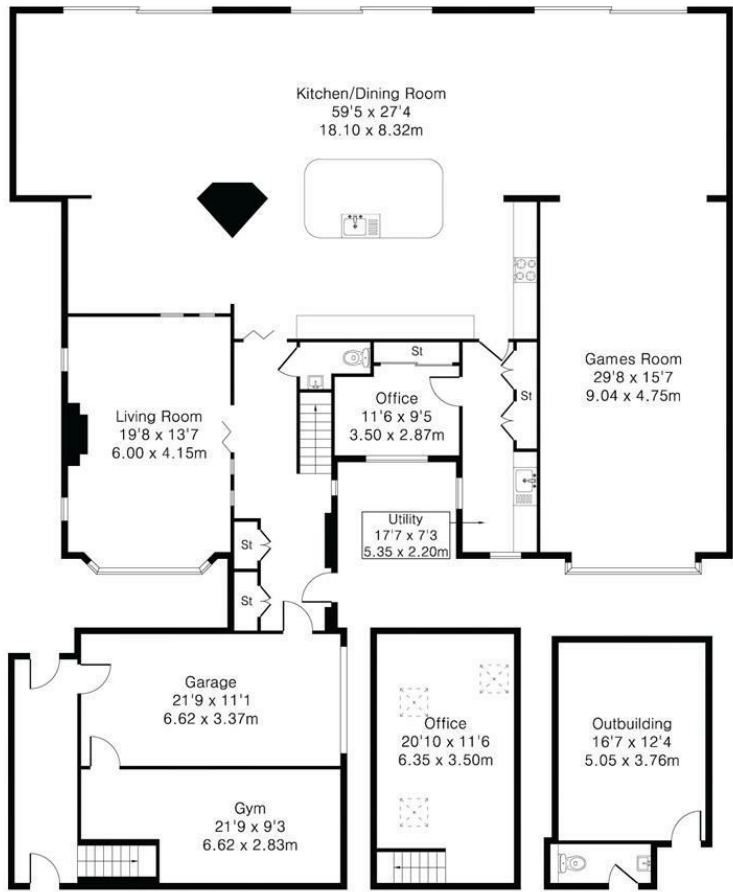
Guide Price £1,295,000
 Council Tax Band - E
 Local Authority - East Cambs District Council









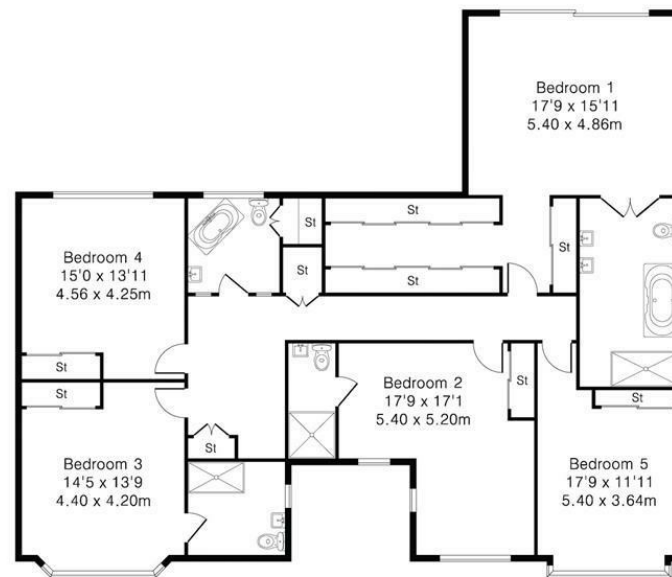


Ground Floor

Office
(Above Garage)

Outbuilding

Approximate Gross Internal Area 4858 sq ft – 452 sq m
 Ground Floor Area 2537 sq ft – 236 sq m
 First Floor Area 1848 sq ft – 172 sq m
 Garage Area 556 sq ft – 52 sq m
 Office (Above Garage) Area 239 sq ft – 22 sq m
 Outbuilding Area 234 sq ft – 22 sq m



First Floor



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.