



Brooke Grove, Ely, CB6 3WT

CHEFFINS

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Ely,
CB6 3WT

4 2 2

Guide Price £455,000

- NO FORWARD CHAIN
- Detached 4 Bedroom Family Home
- Off Road Parking & Car Port
- 2 Reception Rooms
- Ensuite to Master Bedroom
- Freehold / EPC: C / Council Tax: Band D

Offering for sale a modern detached family home located to the west of the City centre and with good links to the A10. The property offers an entrance hall, dual aspect lounge, separate dining room, kitchen/breakfast room, cloakroom, 4 bedrooms, ensuite to master and a family bathroom. There are front and rear gardens, off road parking and a car port.

This well presented home is offered for sale with NO FORWARD CHAIN and available to view now!





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, under stairs storage cupboard, radiator.

CLOAKROOM

With low level WC, wash hand basin, tiled splashback, radiator.

LOUNGE

A dual aspect room with double glazed window to front aspect and French doors to rear garden, gas fireplace with surround and hearth, 2 radiators.

KITCHEN / BREAKFAST

Fitted with a range of matching base and eye level storage units, work surfaces and drawers, tiled splashbacks, 1 1/2 stainless steel sink unit and drainer with mixer tap, double electric oven, 4-ring gas hob with extractor hood above, breakfast bar, built-in pantry cupboard, space and plumbing for washing machine and dishwasher, tiled floor, ceiling spotlights, 2 double glazed windows to rear aspect, door to rear garden.

DINING ROOM

With double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to front

aspect, access to loft, airing cupboard with shelving and housing gas fired central heating boiler.

BEDROOM 1

With 2 built-in wardrobes, double glazed window to rear aspect, radiator.

ENSUITE

With suite comprising shower cubicle, low level WC, wall mounted wash hand basin, tiled floor, shaver point, extractor fan.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With 2 built-in wardrobes, double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising panelled bath with shower over, pedestal hand basin, low level WC, tiled flooring, part tiled walls, obscured double glazed window to rear aspect, extractor fan.

OUTSIDE

The front garden is mainly laid to lawn with hedge border to front and a

pathway leading to the front door. To the side of the property a block paved driveway provides off road parking and leads to a car port with up and over door to front.

The rear garden is fully enclosed and predominantly laid to lawn with established shrub borders, paved patio area, timber garden shed and exterior water point. The block paving extends beyond the car port into the rear garden to provide additional off road parking.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



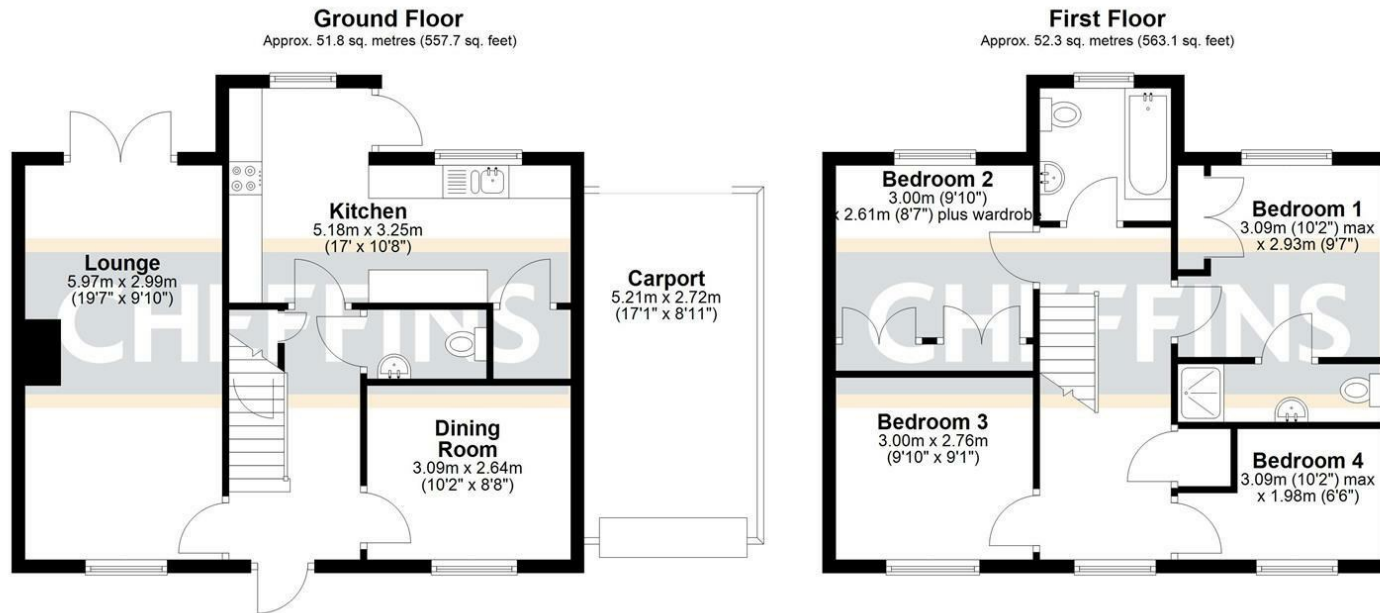


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £455,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire
 District Council





Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

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

