



Northwold, Ely, CB6 1BG

CHEFFINS

Northwold

Ely,
CB6 1BG

5 2 3

Guide Price £499,995

- Deceptively Spacious Family Home
- Multi-General Living with 1 Bedroom Annexe
- 4 Further Bedrooms in Main House
- Generous Gardens & Off Road Parking
- Highly Regarded Established City Location
- Freehold / Council Tax: Band: D / EPC Rating: tbc

LOOKING FOR THE NEXT FAMILY HOME? How about this deceptively spacious, semi detached home located just a stones throw away from the city center of Ely.

The property could be used for multi generational living with a ground floor annex bedroom with ensuite wet room, plus the main house having a kitchen, lounge / diner, garden room. a further 4 bedrooms and family bathroom.

Outside the property is a generous rear garden that is mainly laid to lawn, paved patio, summerhouse and 3 timber sheds. At the front is a mainly laid to lawn garden with driveway providing off road parking for 1-2 cars.

To fully appreciate the potential of this fantastic family home in a very popular location, an early viewing is essential! Get in contact with us to organise your appointment to avoid disappointment.





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, radiator.

CLOAKROOM (under stairs)

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

LOUNGE / DINING ROOM

With window to rear aspect, 2 radiators, door to rear leading into:

KITCHEN

With window to front aspect, built-in storage cupboards, a range of base and wall units, cupboards and drawers with work surfaces over, 11/2 bowl stainless steel sink unit with mixer tap, integral double oven, 4-ring electric hob with extractor hood above, space for American style fridge/freezer, plumbing for dishwasher, boiler.

GARDEN ROOM

With door to rear garden, 2 windows to side aspect, radiator.

ANNEXE

ANNEXE ENTRANCE HALL

With access into the kitchen (this can be locked), access to:

LOUNGE / BEDROOM

With window and door to rear aspect leading into the garden, skylight, radiator.

ENSUITE WET ROOM

With walk-in shower, low level WC, vanity inset wash hand basin, window to front aspect, radiator.

FIRST FLOOR LANDING

With window to front, built-in cupboards, access to loft, airing cupboard housing hot water tank.

BEDROOM 1

Dual aspect with windows to front and rear aspects, access to loft, 2 radiators.

BEDROOM 2

With window to front aspect,

BEDROOM 3

With window to rear aspect, radiator.

BEDROOM 4

With window to rear aspect, radiator.

BATHROOM

With window to side aspect, low level WC, vanity wash hand basin, panelled bath with shower over and screen, radiator.

OUTSIDE

The rear garden is mainly laid to lawn with mature shrubs and trees to borders, a selection of timber sheds and summerhouse, together with a patio and gated access to the front.

The front garden is mainly laid to lawn with mature trees to the front and off road parking for 2 cars.

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
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(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

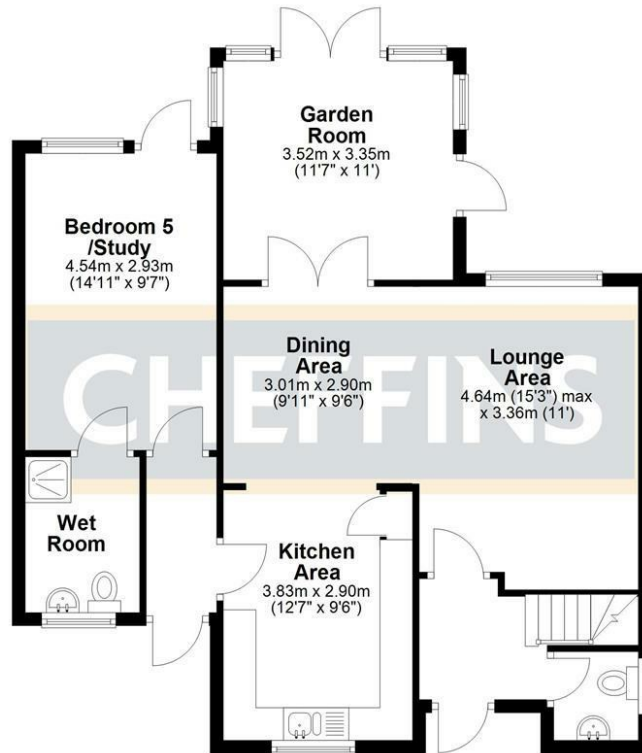
Guide Price £499,995

Tenure - Freehold

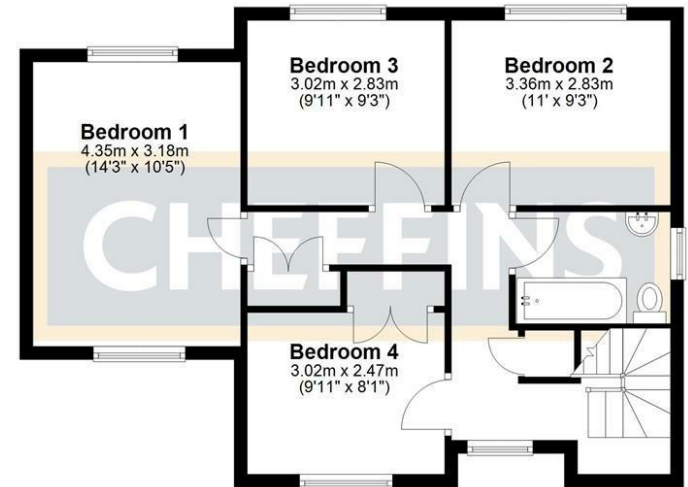
Council Tax Band - D

Local Authority - East Cambs District Council

Ground Floor
Approx. 76.2 sq. metres (820.3 sq. feet)



First Floor
Approx. 58.2 sq. metres (626.6 sq. feet)



Total area: approx. 134.4 sq. metres (1446.9 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.