



Egremont Street, Ely, CB6 1AE

CHEFFINS

Egremont Street

Ely,
CB6 1AE

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Guide Price £1,375,000

- Substantial Family Home of Approx 4,200 Sq Ft
- Superb Central City Location Convenient for City Centre, Schools & Railway Station
- Delightful Walled Gardens of Almost 0.75 of an Acre (STS)
- 5 First Floor Bedrooms (3 with Ensuites)
- Ground Floor Bedroom with Access to Shower Room
- Study & Spacious Lounge
- Large Kitchen/Dining/Family Room
- Garden Room & Utility
- Driveway & Double Garage with Workshop
- Freehold / Council Tax Band G / EPC Rating B

A superb opportunity to purchase a centrally located 5 bedroom residence situated within most delightful walled gardens and within walking distance of the city centre, King's School and railway station.

This substantial family home consists of approximately 4,200 square feet of accommodation comprising on the ground floor, entrance vestibule, reception hall, shower room, study/ground floor bedroom, large lounge, superb kitchen/dining/family room, utility with pantry and garden room. On the first floor there are 5 bedrooms (3 with ensembles) and family bathroom.

The mature gardens are a wonderful feature of this property, offer an excellent degree of privacy being screened by established trees and consisting of lawns, borders and a large vegetable garden, together with a spacious driveway and double garage with workshop.

Benefits include double glazing and gas central heating with under floor heating to the ground floor and radiators to the first floor and to fully appreciate this fine family home located within the heart of the city, 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, London and the north..

ENTRANCE VESTIBULE

With double doors to front aspect and glazed double doors to reception hall, 2 windows, radiator.

RECEPTION HALL

With oak stairs to first floor, cloaks and airing cupboard, together with under stairs cupboard, 2 windows, 2 radiators.

SHOWER ROOM

With shower, pedestal hand wash basin, low level WC, window to front aspect, under floor heating, radiator. Door to:

STUDY / BEDROOM 6

With 3 windows, built-in double cupboard, under floor heating.

INNER LOBBY

With double storage cupboard.

UTILITY

With door and window to side aspect, wall mounted gas fired central heating boiler, fitted with a range of wall and base level storage units with work surfaces, butler sink, plumbing for washing machine, large airing cupboard and broom cupboard, pantry with window to side aspect and shelving.

KITCHEN / DINING / FAMILY ROOM

With windows looking onto the garden and under floor heating. Kitchen area fitted with a wide range of wall and base level storage units, work surfaces and drawers, sink unit and drainer, integrated dishwasher, fridge/freezer, double electric oven, gas hob and extractor hood, island unit with storage cupboards and drawers,

Dining / family area with open fireplace with stone surround and marble hearth. Doors to:

GARDEN ROOM

With large roof lantern and French doors and windows giving a most attractive view of the garden, under floor heating.

LOUNGE

With windows and French doors giving an attractive view of the garden, feature fireplace with stone surround and marble hearth, oak flooring, 4 radiators.

FIRST FLOOR LANDING

With window to rear aspect, velux window, access to loft, 2 storage cupboards, radiator.

BEDROOM 1

With windows to front, side and rear aspects, 2 built-in double wardrobes, 2 radiators.

WALK-IN WARDROBE

With window to rear aspect, radiator.

ENSUITE

With window to front aspect, suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, radiator.

BEDROOM 2

With windows to rear and side aspects, built-in double wardrobe, 2 radiators.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, window to side aspect, radiator.

BEDROOM 3

With windows to front and side aspects, built-in double wardrobe, radiator.

ENSUITE

With double size shower cubicle, pedestal hand wash basin, low level WC, velux window, radiator.

BEDROOM 4

With window to side aspect, built-in double wardrobe, radiator.

BEDROOM 5

With window to front aspect, 2 built-in single wardrobes, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, window to side aspect, radiator.

OUTSIDE

The property is situated within a most delightful walled garden of almost 0.75 of an acre (sts) and screened by mature trees and hedging. There is pedestrian access from Egremont Street and vehicular access from Priests Meadow Court at the rear. The garden wraps around the property and consists of lawn, mature well stocked beds and borders with a wide variety of different plants, shrubs and trees. Adjoining the lounge and orangery is an extended paved patio and there is also an attractive timber built pergola with climbing roses.

A walkway through a hedge leads to a secluded and large vegetable garden which contains apple and pear trees, fruit cages and ample space for planting.

The driveway leads to a double garage with 2 up and over doors and a workshop to the rear. There are also 2 timber built storage sheds and a greenhouse.

The garden is a wonderful feature of this property and to be fully appreciated a viewing is highly recommended.

AGENTS NOTE

The property has solar panels.

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

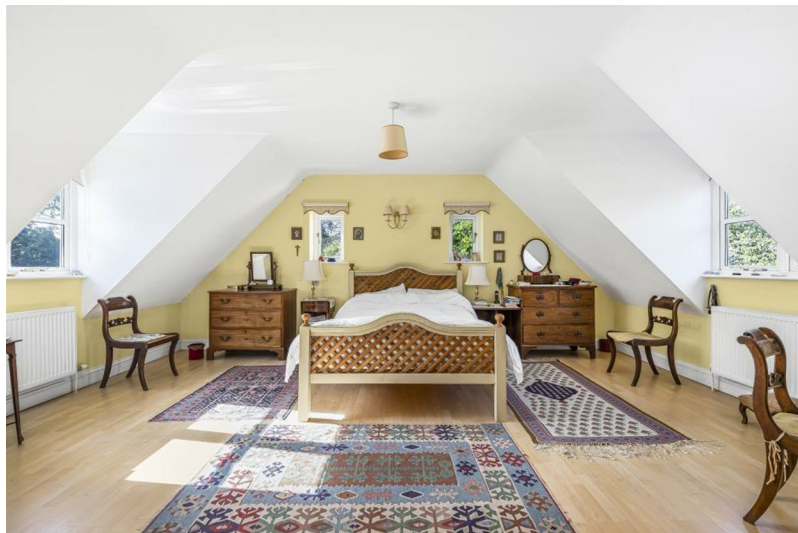
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 £1,375,000
Council Tax Band - G
Local Authority - East Cambs District Council





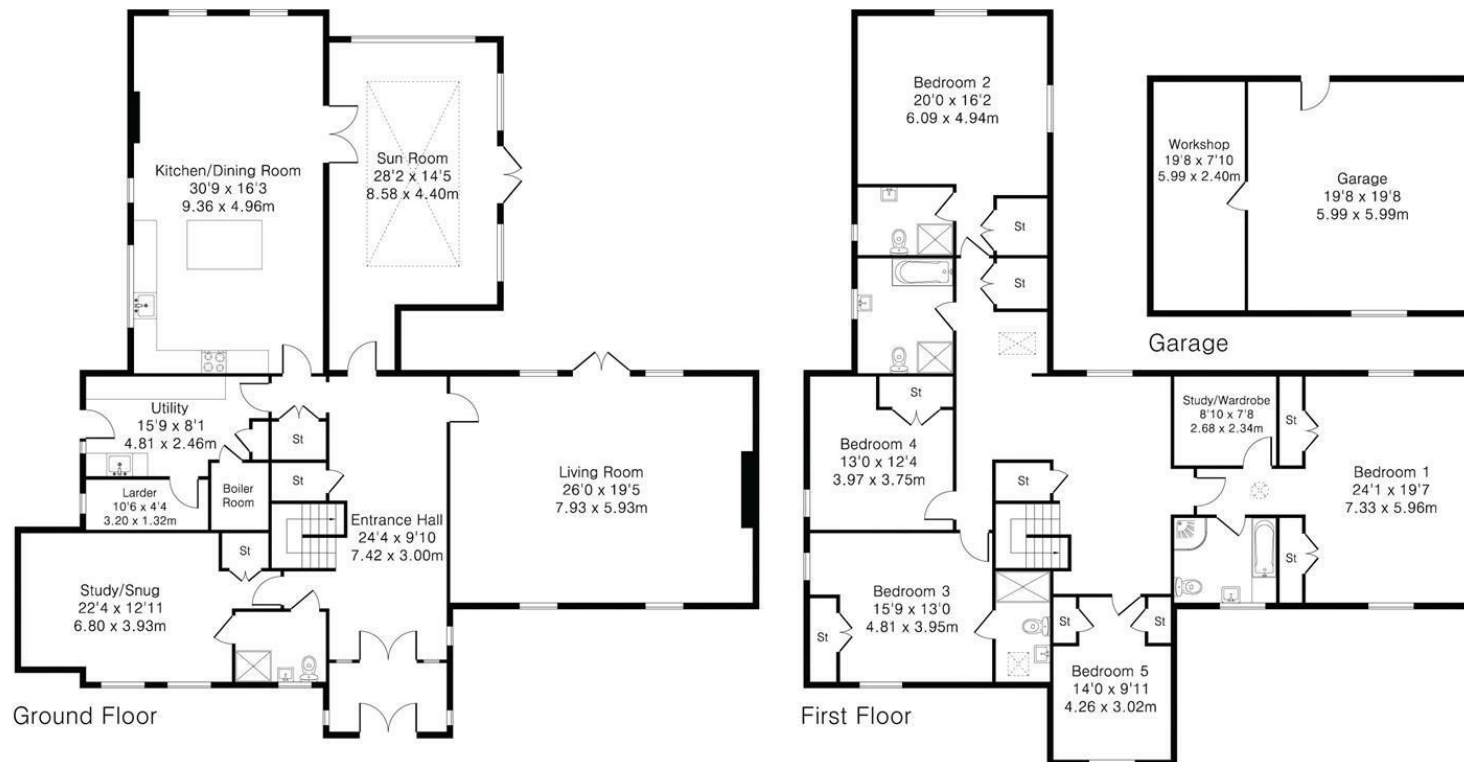


Approximate Gross Internal Area 4208 sq ft - 391 sq m

Ground Floor Area 2311 sq ft – 215 sq m

First Floor Area 1897 sq ft – 176 sq m

Garage Area 546 sq ft – 51 sq m





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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.