



Columbine Road, Ely, CB6 3WL

CHEFFINS

Columbine Road

Ely,
CB6 3WL

4 2 3

Guide Price £550,000

- Executive Detached Family Home
- 3 Reception Rooms
- 4 Bedrooms (Master with Ensuite)
- Enclosed Garden to Rear
- Driveway
- Converted Garage to Provide Storage & Office
- Popular Residential Location
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are delighted to offer to the market this deceptively spacious, executive family home located in the ever popular City of Ely.

This lovely home offers ample accommodation from a welcoming entrance hall, a formal lounge, a sitting room, dining room, kitchen, cloakroom, 4 double bedrooms with an ensuite shower room to the master and a family bathroom, to complete the accommodation.

Outside, there is a small front garden, a driveway providing off road parking for 2 cars, there has been a conversion on the garage to offer an office with access into the garden plus a store at the front for storage. There is also a summerhouse that has power, light and air conditioning fitted as well as a small timber shed.

To fully appreciate all that is on offer for this substantial home, an early viewing is a must. Contact us to secure your viewing.





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 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 cupboard, radiator.

CLOAKROOM

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

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, inset stainless steel sink with mixer tap, integral dishwasher, plumbing for washing machine, integrated single oven, 4-ring gas hob with extractor hood over, door to side aspect, window to rear aspect, boiler, tiled floor, space for American style fridge/freezer, radiator.

LOUNGE

With windows to front and side aspects, radiator.

SITTING ROOM

With patio doors leading to the rear, radiator. Archway through to:

DINING ROOM

With window to front aspect, radiator.

FIRST FLOOR LANDING

With access to loft (boarded with light), airing cupboard housing hot water tank.

BEDROOM 1

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

ENSUITE

With window to front aspect, fitted with 3-piece suite comprising low level WC, vanity wash hand basin, double shower cubicle, spotlights, extractor fan, radiator.

BEDROOM 2

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

BEDROOM 3

With window to rear aspect, radiator, fitted wardrobes and cupboards.

BEDROOM 4

With window to front aspect, radiator, fitted wardrobes and cupboards.

BATHROOM

Fitted with 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower over and shower screen, window to rear aspect, heated towel rail.

OUTSIDE

The rear garden is mainly laid to lawn with gated access to both sides, gravelled area to side with greenhouse, a decked patio, summerhouse fitted with air conditioning, power and light connected, timber shed.

To the front of the property there is a small mainly lawned garden and driveway providing off road parking for 2 cars. The garage has been converted to provide a storage area to front and office to the rear with air conditioning, window to the side and door into the garden.

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		81
(81-91)	B		
(69-80)	C	65	
(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	

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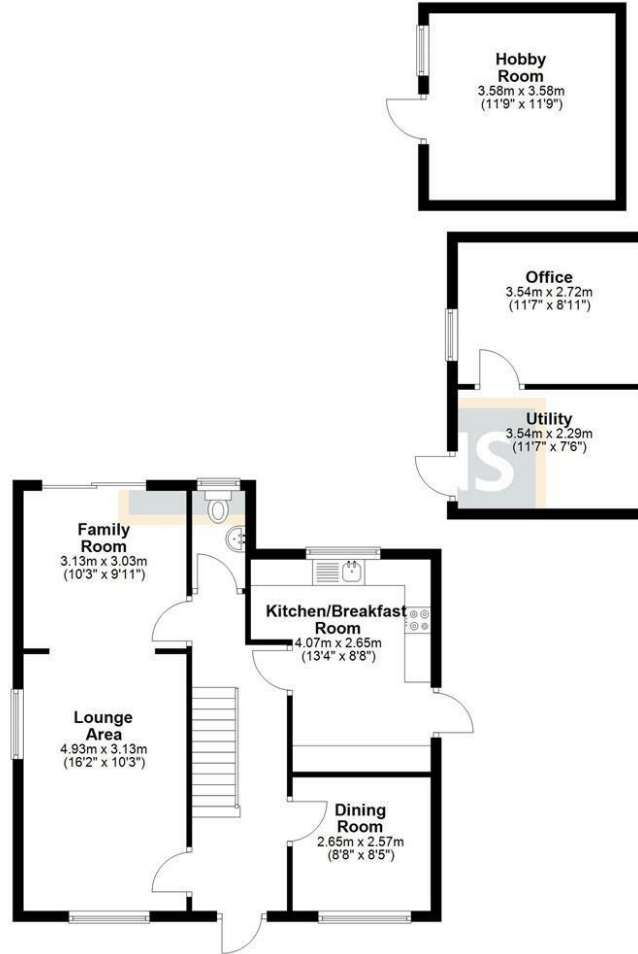
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

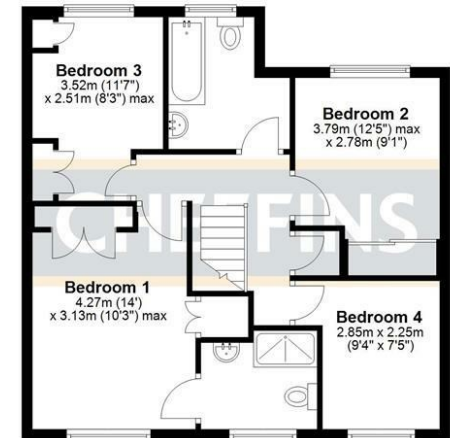
Ground Floor

Approx. 89.2 sq. metres (859.6 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 146.7 sq. metres (1579.2 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.