



Brooke Grove, Ely, CB6 3WT

CHEFFINS

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Ely,
CB6 3WT

5 3 3

Guide Price £595,000

- 5 Bedrooms
- Utility Room
- Secure Car Port Parking
- 3 Bathrooms
- High Ceilings
- Enclosed Rear Garden
- Freehold / Council Tax Band F / EPC Rating D

A beautifully presented 5 bedroom link-detached house situated on the West side of Ely within a sought-after residential area, the property is within catchment of St Johns primary school. It is also conveniently located a short distance from Ely Leisure Village.





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 rising to the first floor, under stairs storage cupboard, door to cloakroom, radiator.

CLOAKROOM

With low level WC, wash hand basin in vanity unit, heated towel rail, half tiled walls.

SITTING ROOM

A dual aspect room with double doors leading to the garden, gas fireplace, radiator.

KITCHEN

With a range of matching wall and base level storage units, worktops, double glazed window to the rear, spotlight feature, integrated hob with overhead stainless steel extractor fan, integrated dishwasher, tiled flooring. Archway leading through to:

UTILITY AREA

With tiled flooring, space for tumble drier, washing machine, door leading to the rear garden.

DINING ROOM

With double glazed window to front aspect, radiator.

SPACIOUS LANDING

With airing cupboard, access to loft.

BEDROOM 1

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

ENSUITE

With low level WC, wash hand basin, shower cubicle, opaque glazed window to rear aspect.

BEDROOM 2

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

BEDROOM 4

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

BEDROOM 5 / STUDY

With double glazed window to front aspect, radiator, door leading to:

BATHROOM

With panelled bath, low level WC, wash hand basin, tiled splash back, radiator.

LOUNGE

With double glazed window to the front aspect, radiator, access to second loft. Opening to:

KITCHEN AREA

With wall and base level units, worktop space with space for fridge, tiled splashback.

BEDROOM 3

With double glazed window to rear aspect, radiator.

LANDING

With door leading to the shower room. Stairs leading down to games room/storage.

SHOWER ROOM

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

GAMES ROOM / STORAGE

With door leading to the car port, double glazed window to front, radiator, additional storage cupboard.

OUTSIDE

The rear garden is enclosed by fence panels and herbaceous borders and is laid to lawn with patio area, seating area to the rear of the garden and gated access to the car port which provides ample 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.





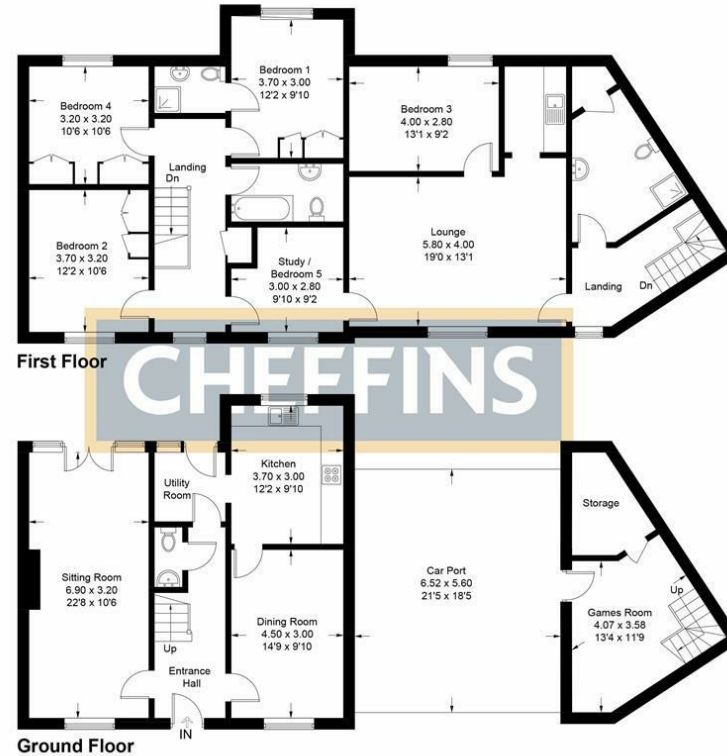
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £595,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council



Approximate Gross Internal Area = 191.1 sq m / 2057 sq ft
(Excluding Car Port)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1138411)

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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.