



Ely Road, Queen Adelaide, CB7 4TZ

CHEFFINS

Ely Road

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CB7 4TZ

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Offers In Excess Of

- Deceptively Spacious Barn Conversion
- Immaculately Presented
- Modern Living with Character Features
- Open Plan Lounge / Kitchen
- Dining Room / Garden Room
- 3 Double Bedrooms
- Landscaped Rear Garden
- Cart Lodge
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are excited to offer to the market this delightful and deceptively spacious barn conversion, just under 2 miles from the city center of Ely!

This absolutely immaculate property offers a modern living space with character features, such as the vaulted, beamed ceilings and bespoke fitted kitchen. Upon entering the property your focus is drawn to the open plan living space with vaulted ceilings, a clean, crisp and modern fitted kitchen and the patio doors overlooking the garden. The property also offers 3 double bedrooms, the master benefitting from an ensuite shower room. There is also a garden room / dining room and a family bathroom to complete the internal accommodation.

Outside the property is a shared gravel driveway, a cart lodge providing covered off road parking and a landscaped, enclosed garden with raised flower beds, a timber shed, decked patio and decorative gravel areas, this really is a delight to spend time in!

To fully appreciate and experience this stunning home, we highly recommend an early viewing to avoid disappointment! Get in touch to secure your viewing!





LOCATION

QUEEN ADELAIDE is a mainly residential hamlet situated on the outskirts of Ely. 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.

OPEN PLAN LOUNGE / KITCHEN

With door to front aspect, 2 windows to the side, patio doors to the rear leading to the garden. Refitted kitchen with a range of base and wall units, cupboards and drawers with work surfaces over, island with breakfast bar, integral double oven, oak flooring, integral fridge/freezer and dishwasher, sink with mixer tap, vaulted ceiling with beams and spotlights.

DINING ROOM / GARDEN ROOM

With doors to rear leading to the garden, under floor heating.

BEDROOM 1

With door to rear, built-in wardrobes, vaulted ceiling, under floor heating.

ENSUITE

With window to front aspect, walk-in shower, low level WC, wash hand basin in vanity unit, heated towel rail, extractor fan

BEDROOM 2

With window to front aspect, fitted wardrobes, under floor heating.

OFFICE / BEDROOM 3

With window to side aspect, door to rear aspect, under floor heating.

BATHROOM

With 3-piece suite comprising

panelled bath with shower over, low level WC, wash hand basin, window to side aspect, heated towel rail, extractor fan.

OUTSIDE

The rear garden is landscaped with artificial grass, decked patio area, raised beds and decorative gravel areas. Gated access leads to the front.

A shared grave driveway leads to a cart lodge providing covered off road parking for 1 car.

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.

AGENTS NOTE

Please Note, this property has a right of access for the neighboring property to access their utility meters through the garden.





| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | 60 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

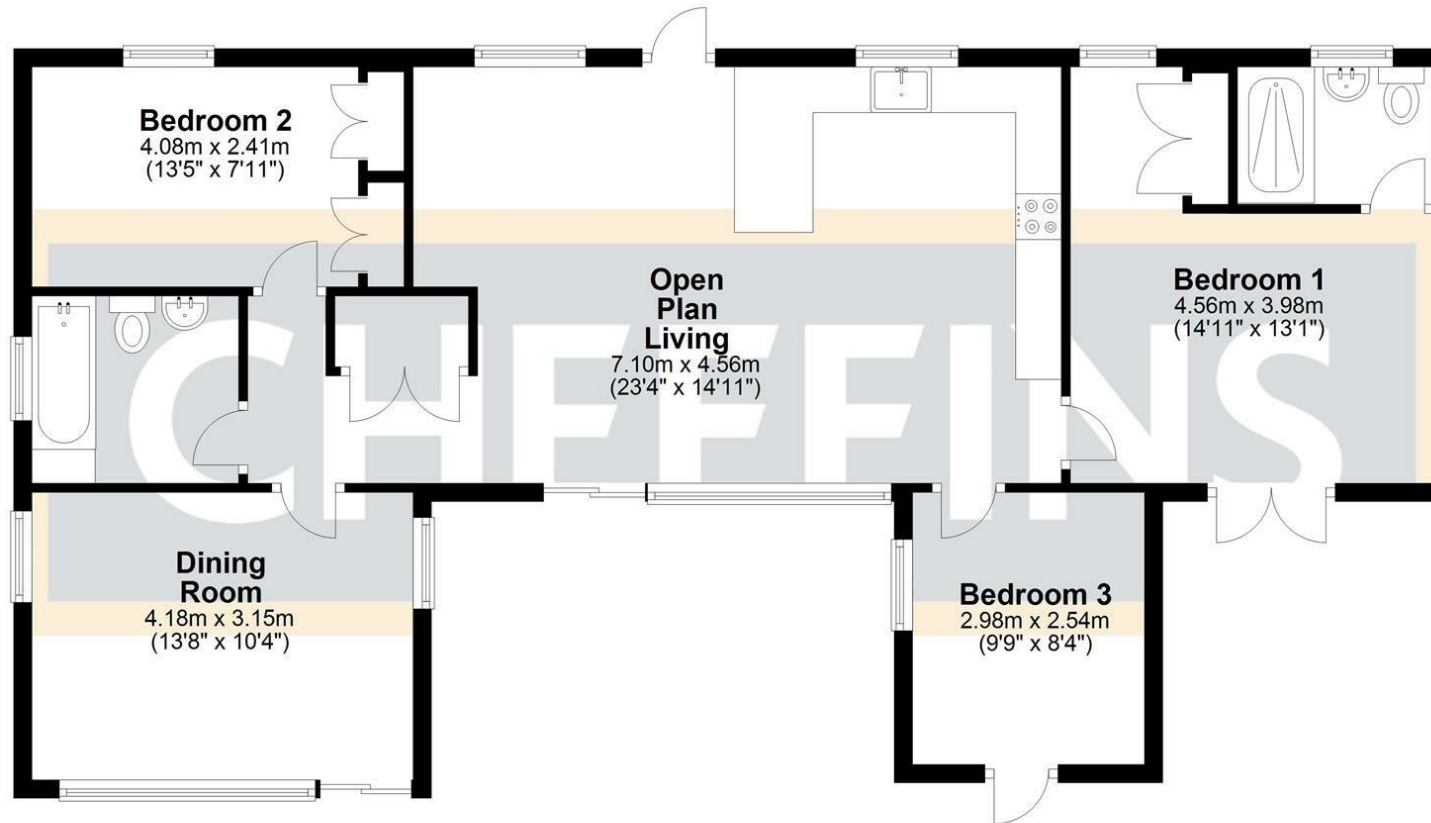
Offers In Excess Of £450,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East
 Cambridgeshire District Council





Ground Floor

Approx. 91.4 sq. metres (983.8 sq. feet)



Total area: approx. 91.4 sq. metres (983.8 sq. feet)

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