



Morley Drive, Ely, CB6 3FQ

CHEFFINS

Morley Drive

Ely,
CB6 3FQ

- Immaculately Presented Detached Family Home
- 2 Reception Rooms
- Modern Kitchen
- 3 Bedrooms (Master with Ensuite)
- Driveway & Single Garage
- Well Stocked Garden
- Popular Residential Development
- Freehold / Council Tax Band D / EPC Rating TBC

Offering to the market this absolutely immaculate, 3 bedroom detached family home located in the sought after City of Ely!

This beautiful home offers generous accommodation from a dual aspect lounge, providing access to the rear garden, a separate dining room, ground floor cloakroom, a well equipped kitchen, a garden room that also provides access to the garden, 3 double bedrooms, an ensuite shower room to the master and a family bathroom.

Outside the property is a small front garden that has been graveled and has planters to borders, a driveway to the side providing off road parking for 2 cars and leading up to a single garage. The rear is a mainly laid to lawn garden with paved patio and well stocked flower beds to borders. There is also gated access to the side leading to the parking and garage.

To fully appreciate this stunning family home, an early viewing is highly recommended.

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Offers In Excess Of £400,000





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 the first floor, radiator.

LOUNGE

A dual aspect room with window to front aspect and doors to rear leading into the rear garden, radiator.

DINING ROOM

With window to front aspect, radiator.

CLOAKROOM

Fitted with 2-piece suite comprising low level WC and wash hand basin, towel rail

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral dishwasher, 1 1/2 bowl stainless steel sink unit with mixer tap, 4-ring gas hob with extractor hood above, space for fridge, space for tumble/drier, space for fridge/freezer, larder cupboard, door to rear into garden, room, heated towel rail, window to rear aspect.

GARDEN ROOM

With insulated room and doors to the side aspect leading into the rear garden.

FIRST FLOOR LANDING

With window to rear aspect, airing cupboard housing the boiler, access to loft (not boarded but insulated).

BATHROOM

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

BEDROOM 1

With window to rear aspect, radiator, 2 sets of double built-in wardrobes. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, heated towel rail, window to side aspect.

BEDROOM 2

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

BEDROOM 3

With window to rear aspect, radiator

OUTSIDE

To the front a driveway to the side provides off road parking for 2 cars and leads to a single garage and covered car port for 1 car. The garage has an up and over door, power and light connected.

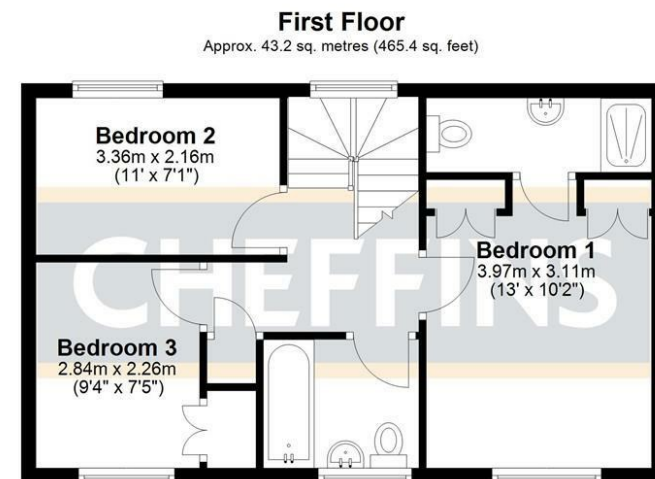
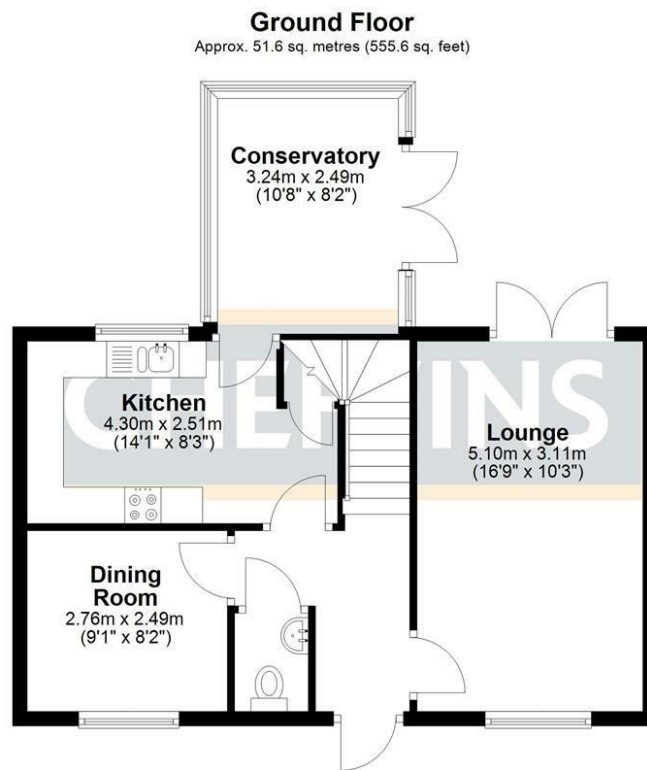
The rear garden is mainly laid to lawn with paved patio, timber shed and gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(71-81) B		
(69-80) C	78	
(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

Total area: approx. 94.8 sq. metres (1020.9 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.