



Nutholt Lane, Ely, CB7 4PL

CHEFFINS

Nutholt Lane

Ely,
CB7 4PL

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Guide Price £700,000

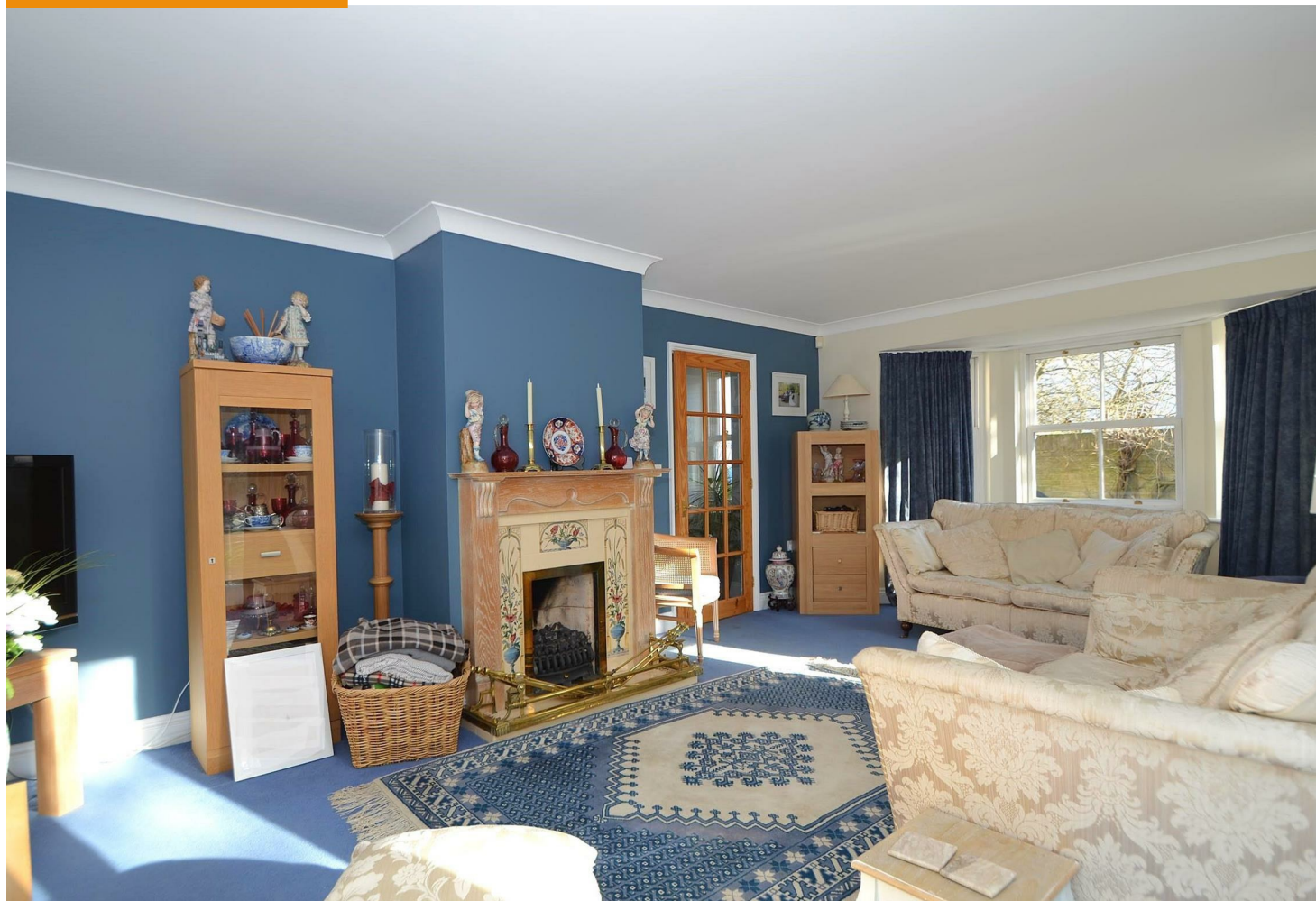
- Detached Family Home
- Central City Location
- Immaculately Presented
- Generous Kitchen/Dining Room
- Refitted Cloakroom & Bathroom
- 4 Bedroom (1 Ensuite)
- Off Road Parking & Garage
- Freehold / Council Tax Band TBC / EPC Rating TBC

ITS ALL ABOUT THE LOCATION! Are you looking to be very central to a thriving city centre without being in the middle of it all? You've got to take a look at this immaculate family home, just a stones throw away from the city centre!

This bespoke family home offers an entrance hall, a generous kitchen / diner, utility room, a refitted ground floor cloakroom, a triple aspect lounge at the rear providing access to the rear garden, 4 double bedrooms with the master benefitting from an ensuite shower room and, to complete the accommodation, a 4 piece family bathroom.

Outside, there is off road parking for 3-4 cars plus a detached single garage. To the rear is a landscaped garden with paved patio, pond and summer house.

To fully appreciate this quality family home, an early 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 and London.

ENTRANCE HALL

With door and 2 windows to the side of the house, stairs to first floor, radiator. Doors to kitchen/dining room, lounge and:

CLOAKROOM

Refitted with 2-piece suite comprising low level WC and vanity wash hand basin, window to side, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double range style oven with extractor hood over, stainless steel sink unit with mixer tap, wall mounted boiler, window to side, door to side, space for American style fridge/freezer, bay window to front in dining room, door to rear leading into the garden, radiator. Door to:

UTILITY ROOM

With door and window to side, base units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine.

LOUNGE

With door to rear leading to the garden, window to rear, gas fireplace, 2 radiators.

FIRST FLOOR LANDING

With window to side, airing cupboard containing a heater, further storage cupboard.

BEDROOM 1

With window to rear, radiator, walk-through 2 sets of built-in wardrobes leading through to:

ENSUITE

Fitted with 4-piece suite comprising low level WC, pedestal hand wash basin, shower cubicle and bidet, heated towel rail, window to side, extractor fan.

BEDROOM 2

With windows to the front and rear, radiator.

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With windows to the side and rear, radiator.

FAMILY BATHROOM

Fitted with 4-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment and separate shower cubicle, heated towel rail, access to loft, window to front.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking (this is owned by the property but the neighbour has access across to access their parking space). The driveway leads to a single garage with up and over door, power and light connected.

The rear garden is mainly laid to lawn with a paved patio, gated access to the front, further gravelled area and summerhouse.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



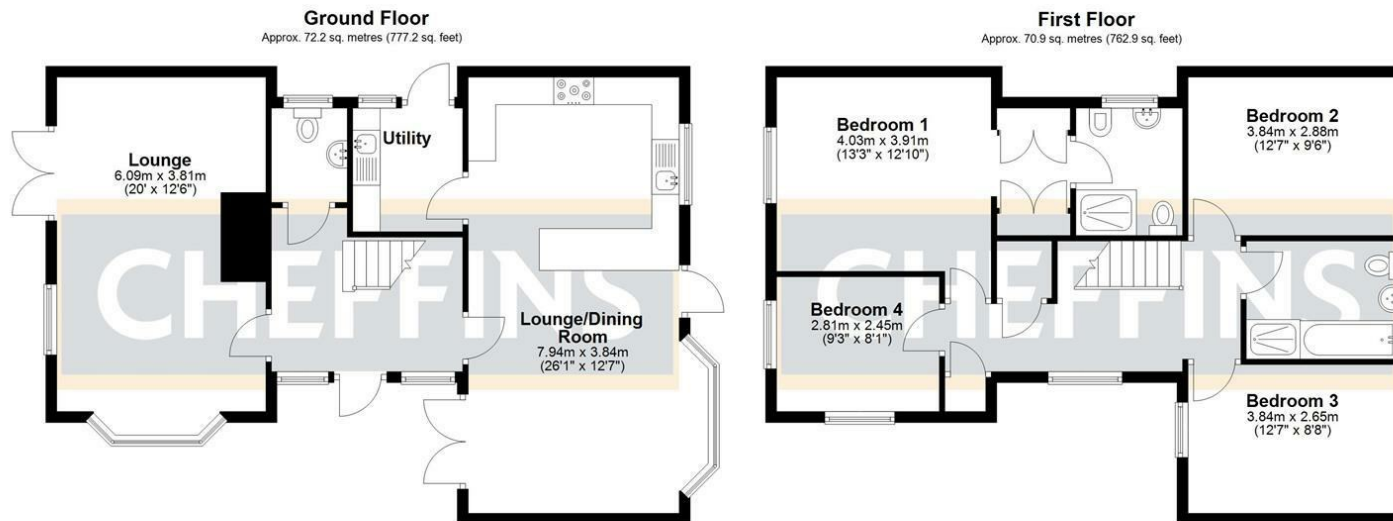


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £700,000
Tenure - Freehold
Council Tax Band -
Local Authority - East Cambs District
Council





Total area: approx. 143.1 sq. metres (1540.1 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.

