



Collier Close, Ely, CB6 3WX

**CHEFFINS**



## Collier Close

Ely,  
CB6 3WX

4 3 3

**Guide Price £590,000**

- Link Detached Family Home
- Beautifully Presented
- 3 Reception Rooms
- 4 Bedrooms (1 Ensuite)
- Garage & Car Port
- Sought After Residential Location
- Freehold / Council Tax Band E / EPC Rating TBC

A beautifully presented 4 bedroom link detached family home benefitting from ample parking, garage, car port and well presented garden to rear, situated on this sought after development within the City of Ely.





## 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 front entrance door, stairs rising to first floor, 2 radiators, storage cupboard wooden flooring,

## CLOAKROOM

With low level WC, hand basin with separate taps and splashback, extractor fan, radiator, tiled flooring.

## LIVING ROOM

With double glazed French doors leading into the garden, feature gas fireplace, 2 radiators.

## STUDY

With 2 double glazed windows to front, radiator, telephone point, television point.

## DINING ROOM

With 2 double glazed windows to front, radiator, wooden flooring.

## KITCHEN / BREAKFAST / DINING ROOM

With spotlight features, double glazed window to rear, double glazed French doors leading into the garden, matching wall and base level storage units with worktops, integrated 1 1/4 stainless steel sink with mixer tap, wall mounted boiler, integrated 5-ring Siemens gas hob with Siemens stainless steel extractor fan, integrated Bosch oven and grill, integrated dishwasher, integrated fridge and separate freezer,

half vinyl flooring/ half . Vinyl flooring to breakfast/dining area with television point and 2 radiators. Door to:

## UTILITY ROOM

With extractor fan, matching wall and base level storages, stainless steel sink unit with mixer tap, space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

With access to loft (partially boarded) with pull-down ladder, airing cupboard with pressurised water tank, double glazed window to front, radiator.

## BEDROOM 1

With 2 double glazed windows to front, radiator, built-in wardrobes. Door to:

## ENSUITE

With extractor fan, shaving point, wash hand basin with separate taps, tiled splashback, tiled shower cubicle, low level WC, laminate flooring, radiator,

## BEDROOM 2

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

## BEDROOM 3

With 2 double glazed windows to front aspect, built-in wardrobes, television point, radiator.

## BEDROOM 4

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

## BATHROOM

Extractor fan, wash hand basin with separate taps, tiled shower cubicle, side panelled bath, frosted double glazed window, low level WC, tiled splash back, tiled flooring.

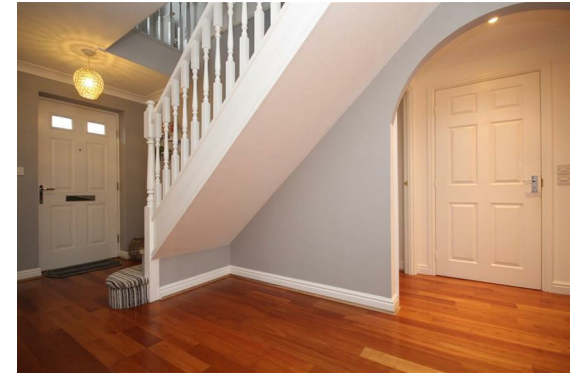
## OUTSIDE

The rear garden is enclosed by wooden fence panels and brick walling with patio area, lawn, herbaceous borders and raised bedding.

The front of the property has a pathway leading to the front door with hedging to the front. There is parking for multiple vehicles and gated access to the car port which in turn leads to the garden. There is a 1 1/2 size garage with up and over door, worktop and units installed, electricity connected.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.













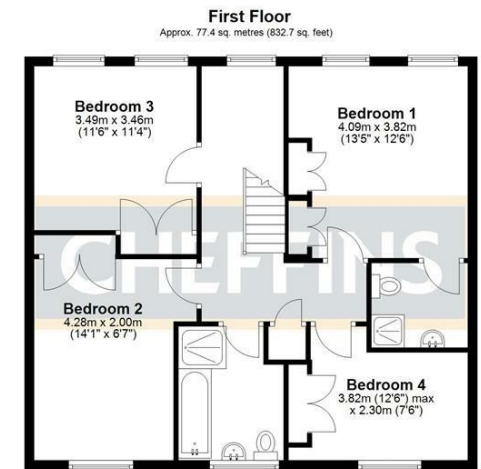
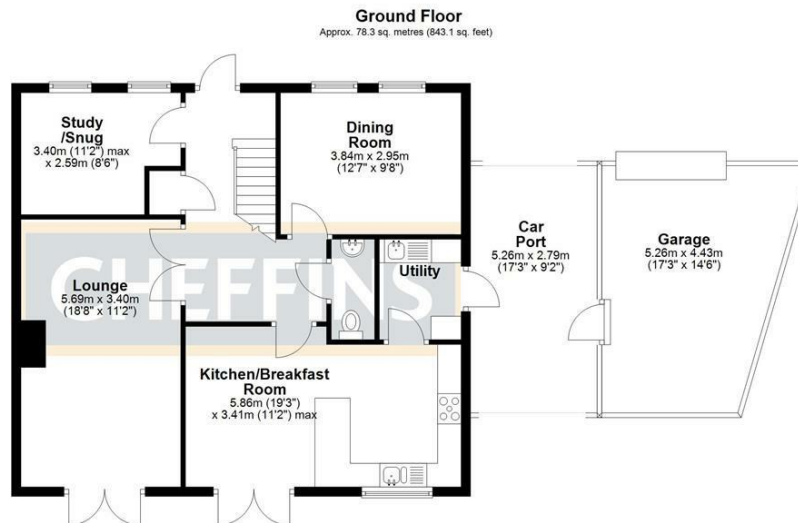








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 155.7 sq. metres (1675.7 sq. feet)

Guide Price £590,000

Council Tax Band – E

Local Authority – East Cambs District Council

#### Agents note:

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.

