



Lynton Close, Ely, CB6 1DJ

**CHEFFINS**



# Lynton Close

Ely,  
CB6 1DJ

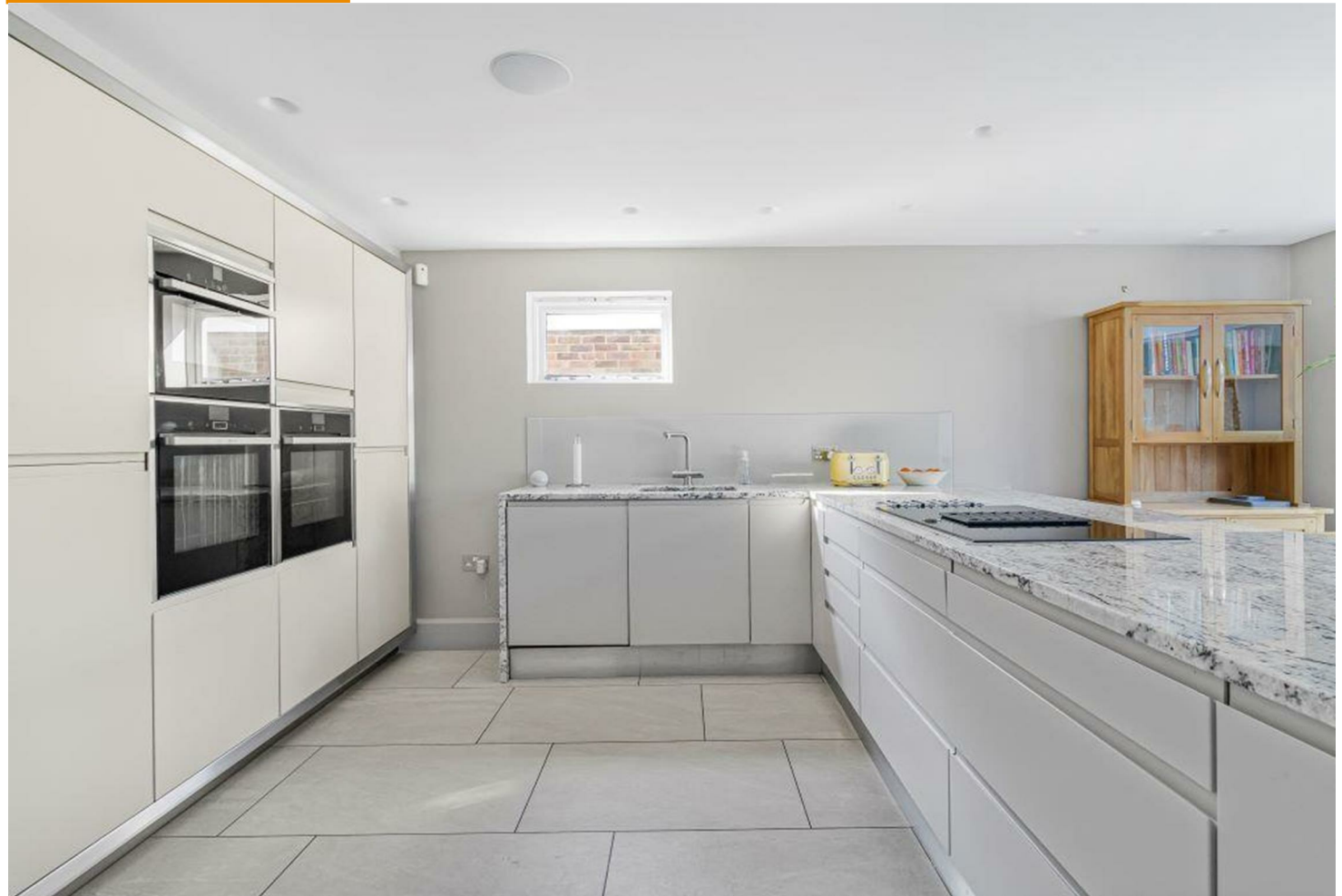
- 3-Storey Detached Home
- 5 Bedrooms (Master with Ensuite)
- Bathroom & Shower Room
- Stunning Extended Kitchen/Dining/Family Room
- Utility & Hobby Room
- Lounge & Study
- Driveway & Garage
- Attractive Rear Garden with Insulated Outbuilding
- Highly Regarded Cul de Sac Convenient for City Centre
- FREEHOLD / COUNCIL TAX F / EPC C

A deceptively spacious 5 bedroomed detached property with stunning extended kitchen/dining/family room and attractive garden, located in a highly regarded cul de sac within walking distance of the city centre. Comprises on the ground floor, entrance hall, cloakroom, spacious lounge, study, superbly appointed kitchen/dining/family room with sliding doors onto rear garden, utility and hobby room. On the first floor there is a shower room, master bedroom with ensuite and 3 further bedrooms (with 1 being used as a dressing room). On the second floor is a further double bedroom with view of the Cathedral and additional bathroom. Outside there is a spacious driveway, garage and most attractive rear garden with insulated outbuilding suitable for use as a games room/workshop or home office.

To fully appreciate the extent of the accommodation, presentation and setting, a viewing is highly recommended.

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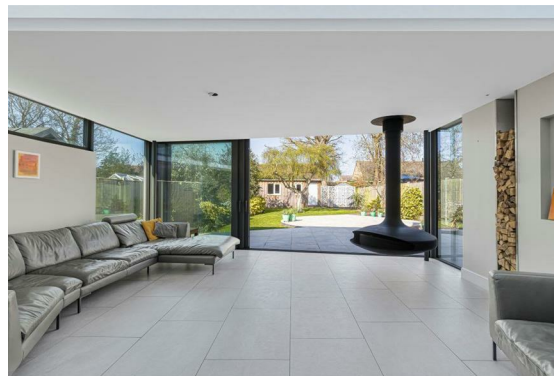
**Guide Price £950,000**





## 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 first floor with under stairs storage cupboard, cloaks cupboard with radiator, tiled floor, radiator.

## CLOAKROOM

With low level WC, vanity unit with oak top and wash basin, cupboard housing water softener, double glazed window to side aspect.

## LOUNGE

With 2 large picture windows to front aspect and further double glazed windows to side, feature curved fireplace with gas stove, television point, 4 radiators.

## STUDY

With double glazed window to side aspect, fitted cupboards and desk, engineered oak flooring, radiator.

## KITCHEN / DINING / FAMILY ROOM

This room has been substantially extended to create a stunning combined kitchen and living area and includes a Sonos sound system arranged over 3 zones with Bowers and Wilkin ceiling speakers, together with a Lutron lighting system.

Within the kitchen there is a wide range of high quality storage units and drawers with marble work surfaces with pop-up socket and undermounted sink with instant boiling water and filtered water tap, integrated appliances to include 2 Neff electric ovens including a steam oven

and combination microwave oven, Neff induction hob with built-in extractor, dishwasher, wine and beer fridge, full height fridge, porcelain tiled floor with under floor heating, double glazed window to side aspect. The kitchen flows into the dining/family area which has a feature part-glazed ceiling and a wall of triple glazed sliding doors opening onto the garden and porcelain paved terrace. Within the sitting area there is a Gyro Focus pivot fireplace, television mount and porcelain flooring with under floor heating.

## UTILITY

With a range of contemporary storage units, built-in Miele tumble drier and further appliance space, full height freezer, wall mounted gas central heating boiler, door to garage, radiator.

## HOBBY ROOM

With a range of storage units and work surfaces, further floor-to-ceiling cupboards, deep sink unit, Sonos sound system, part glazed ceiling and triple glazed door to rear garden, under floor heating.

## FIRST FLOOR LANDING

With engineered oak flooring, stairs to second floor, velux window, radiator.

## BEDROOM 1

With 2 double glazed windows to rear aspect, built-in wardrobe, engineered oak flooring, 2 radiators.

## ENSUITE

With shower cubicle, wall hung vanity unit with wash basin, low level WC, double glazed window to side aspect, heated towel rail.

## BEDROOM 2

With double glazed window to rear aspect, engineered oak flooring, CAT 6 wiring, radiator.

## BEDROOM 3

With 2 velux windows and double glazed window to front aspect, engineered oak flooring, built-in wardrobe, radiator,

## BEDROOM 5

Currently used as a dressing room with a range of fitted wardrobes, engineered oak flooring, double glazed window to front aspect, radiator.

## SHOWER ROOM

With large walk-in shower, low level WC, wash basin, double glazed window to front aspect, heated towel rail.

## SECOND FLOOR LANDING

With velux window, cupboard with access to loft and walk-in airing cupboard with hot water cylinder, radiator.

## BEDROOM 4

With velux window to front aspect giving an attractive view between neighbouring properties of Ely Cathedral, double glazed window to rear aspect, eaves access points and 2 radiators.

## BATHROOM

Refitted with suite comprising low level WC, 2-drawer wall hung vanity unit with wash basin, panelled bath, separate shower, velux window, heated towel rail.

## OUTSIDE

To the front of the property there is an extensive driveway providing ample off street parking and leading to a garage with electric door, power and light connected and door into the property. To the rear there is a most attractive landscaped garden which consists of extensive paved porcelain terrace leading onto a lawn with established and well stocked borders. To the rear of the garden there is a recently constructed and insulated outbuilding which offers versatile use such as a workshop, games room/studio or home office.

## AGENTS NOTES

Lynton Close is an unadopted no through road.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





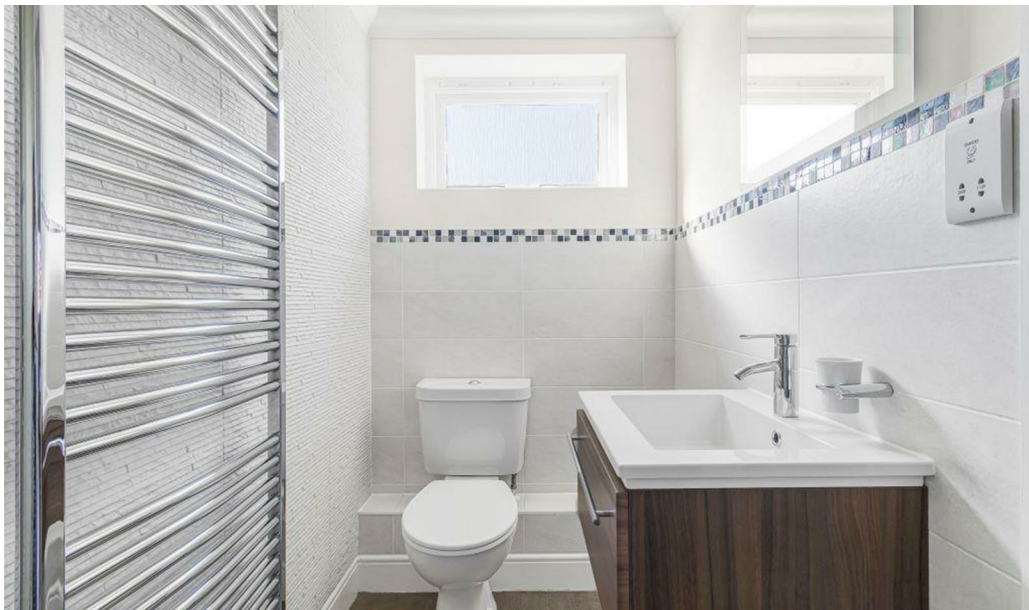














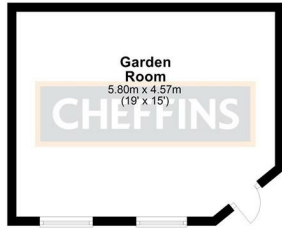






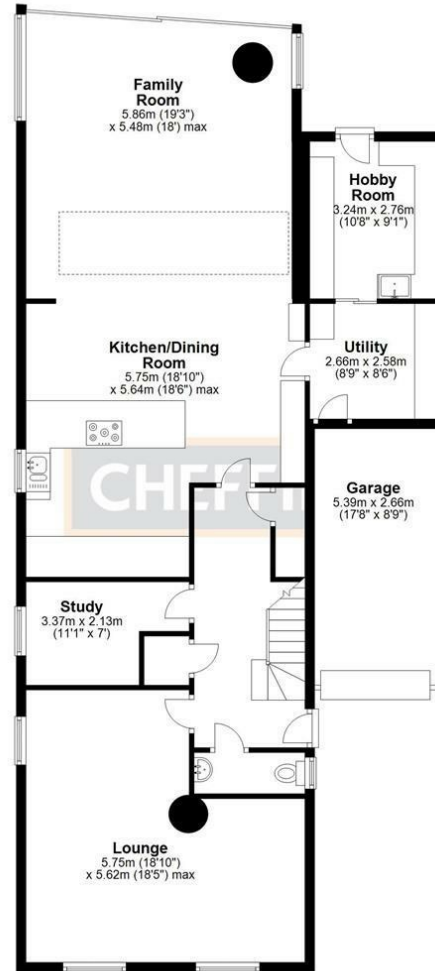


**Ground Floor**  
Approx. 25.7 sq. metres (276.7 sq. feet)

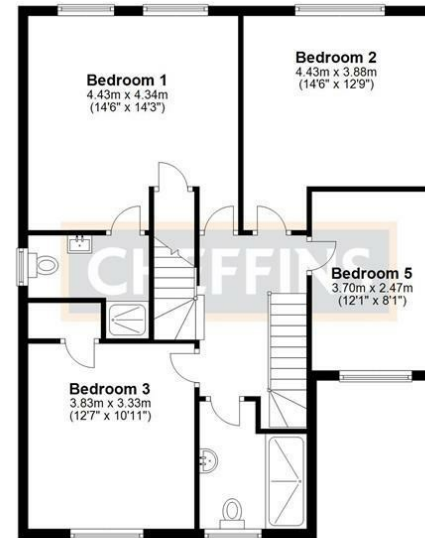


Total area: approx. 25.7 sq. metres (276.7 sq. feet)

**Ground Floor**  
Approx. 127.3 sq. metres (1370.2 sq. feet)



**First Floor**  
Approx. 79.2 sq. metres (852.8 sq. feet)



Total area: approx. 242.0 sq. metres (2605.2 sq. feet)

**Second Floor**  
Approx. 35.5 sq. metres (382.2 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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		
England & Wales	EU Directive 2002/91/EC	

Guide Price £950,000  
Council Tax Band - F  
Local Authority - East Cambs District Council

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

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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.

