

63 Longfields, Ely

Ely

RICHARD BOOTH
ESTATE AGENTS

£450,000

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Ely

A well presented detached home which has been updated and remodelled by the current owners and comprises entrance hall, study/snug, lounge, refitted kitchen/dining room and utility, 4 bedrooms (1 with refitted ensuite) and refitted bathroom. Outside there is a spacious driveway and well maintained rear garden.

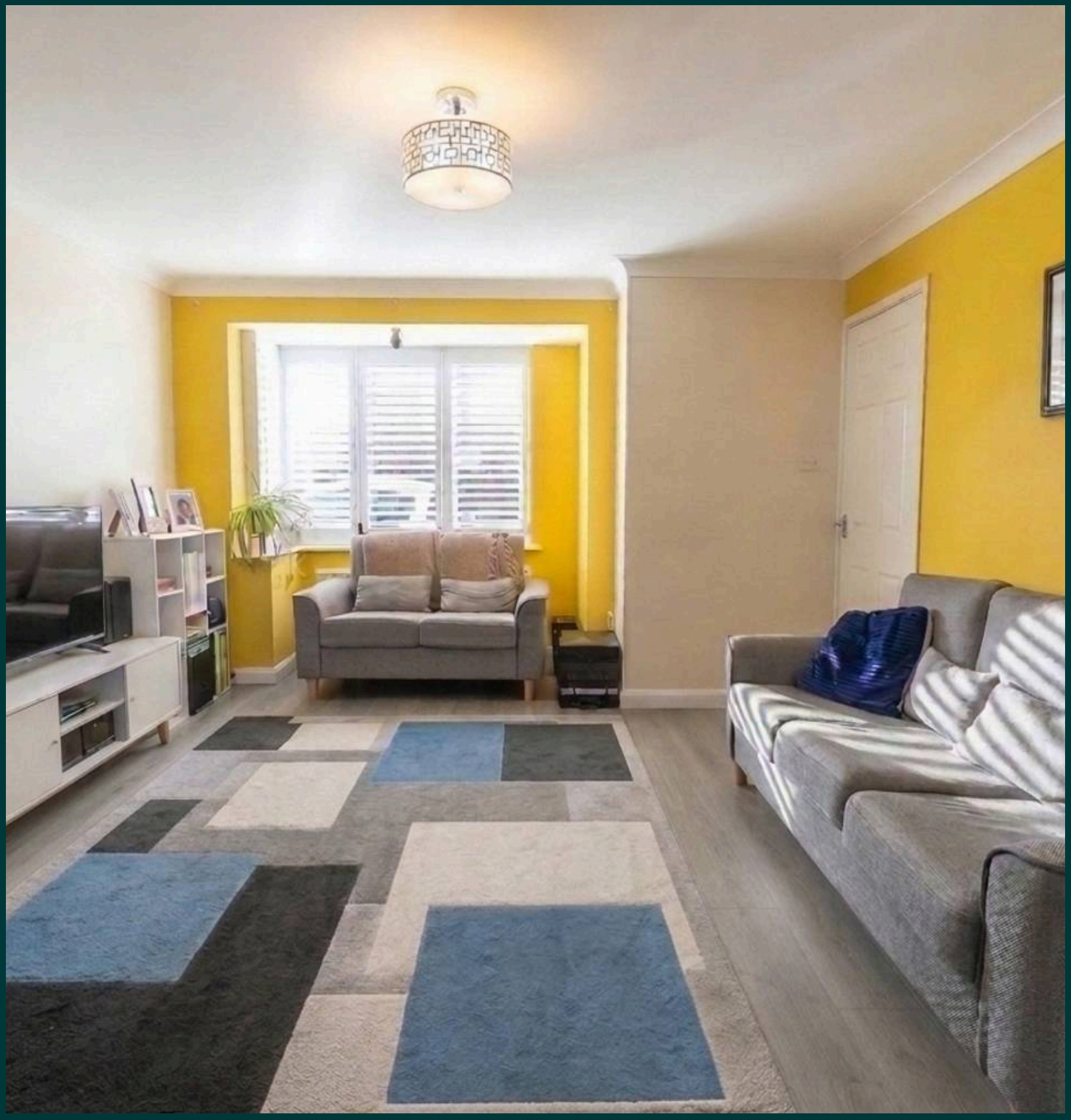
The property is situated within a popular cul de sac, offering convenient access to St John's Primary School and to be fully appreciated a viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern Detached House
- 4 Bedrooms (1 Ensuite)
- Upgraded & Remodelled by the Current Owners
- Refitted Kitchen/Dining Room & Utility
- Spacious Lounge
- Study/Snug
- Driveway & Well Maintained Rear Garden
- Cul de Sac Location Convenient for St John's Primary School
- Viewing Recommended





ENTRANCE HALL
With door to front aspect and stairs to first floor, radiator.

STUDY/SNUG
With double glazed window to front aspect with shutters, electric radiator.

KITCHEN/DINING ROOM
With double glazed window, single and French doors onto rear garden, refitted with a superb range of high gloss wall and base level storage units with quartz work surfaces and undermounted sink, under unit lighting, built-in electric double oven, induction hob and extractor hood, fridge/freezer, dishwasher, under stairs storage cupboard, radiator.

UTILITY
Refitted with a range of high gloss base level storage units with quartz work surfaces, plumbing for washing machine, wall mounted gas fired boiler, double glazed window to side aspect.

LOUNGE
With double glazed bay window with shutters to front aspect, sliding doors leading to kitchen, television point, radiator.

FIRST FLOOR LANDING

BEDROOM 1
With double glazed window with shutters to front aspect, radiator.

ENSUITE
With suite comprising low level WC, vanity unit, shower cubicle, double glazed window to front aspect with shutters, radiator.

BEDROOM 2
With double glazed window with shutters to rear aspect, access to loft which has a pull-down ladder connected and is boarded and fully insulated around the roof space, radiator.









BEDROOM 3
With double glazed window to front aspect with shutters and further double glazed window to side aspect, built-in wardrobe, radiator.

BEDROOM 4
With velux window to rear aspect, radiator.

BATHROOM
With suite comprising low level WC, vanity unit with wash basin, panelled bath with shower above, double glazed window to rear aspect with shutters, radiator. (The suite and shower unit were updated approximately 12 months ago).

OUTSIDE

To the rear of the property there is a well maintained garden which is mainly laid to lawn, together with a paved patio area and established planting. There is also gated pedestrian access which leads back to the front of the property.

To the front of the property there is a driveway providing ample side-by-side parking.

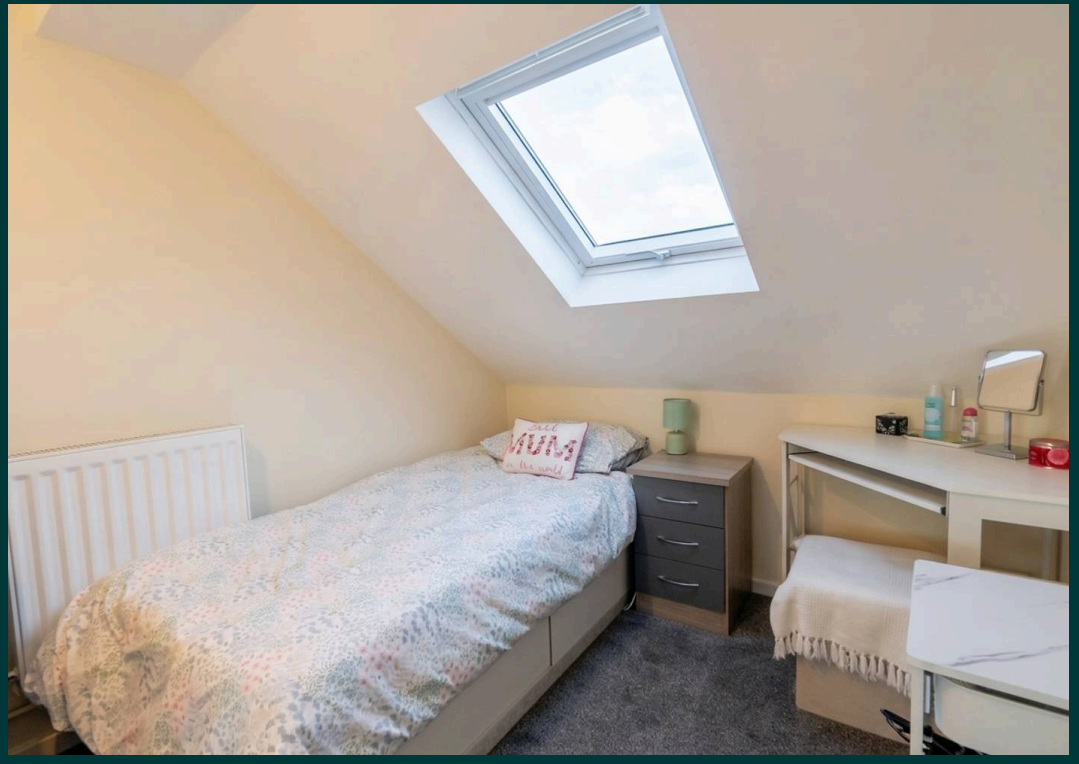










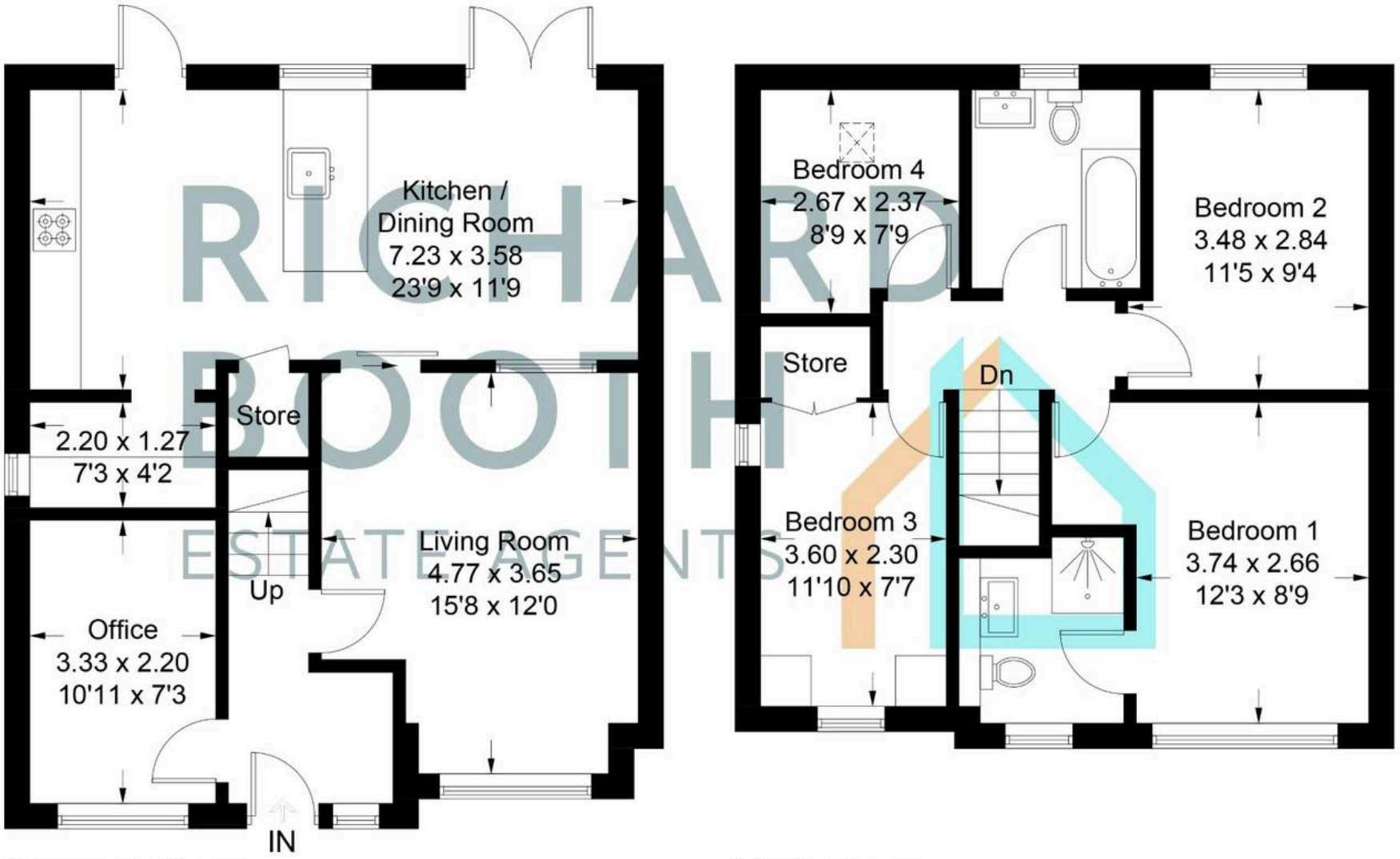

MUM







Approximate Gross Internal Area
Ground Floor = 59.0 sq m / 633 sq ft
First Floor = 53.0 sq m / 569 sq ft
Total = 112.0 sq m / 1202 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1349891)



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The Property Ombudsman