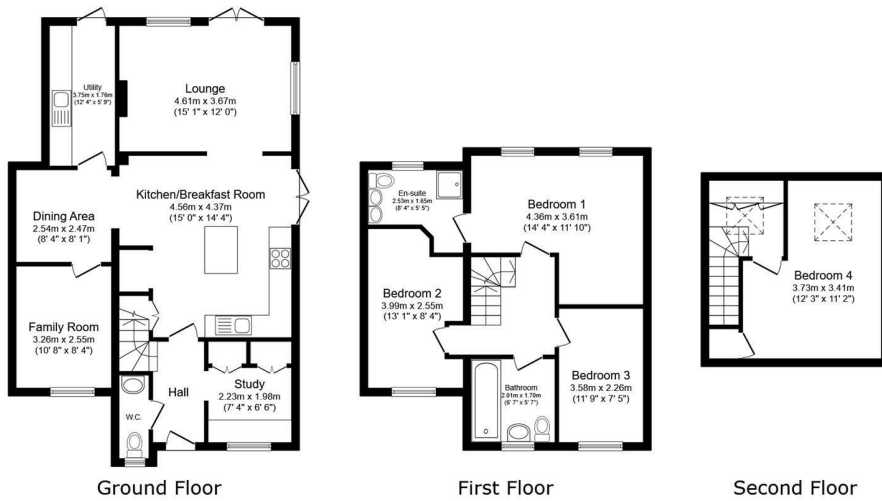


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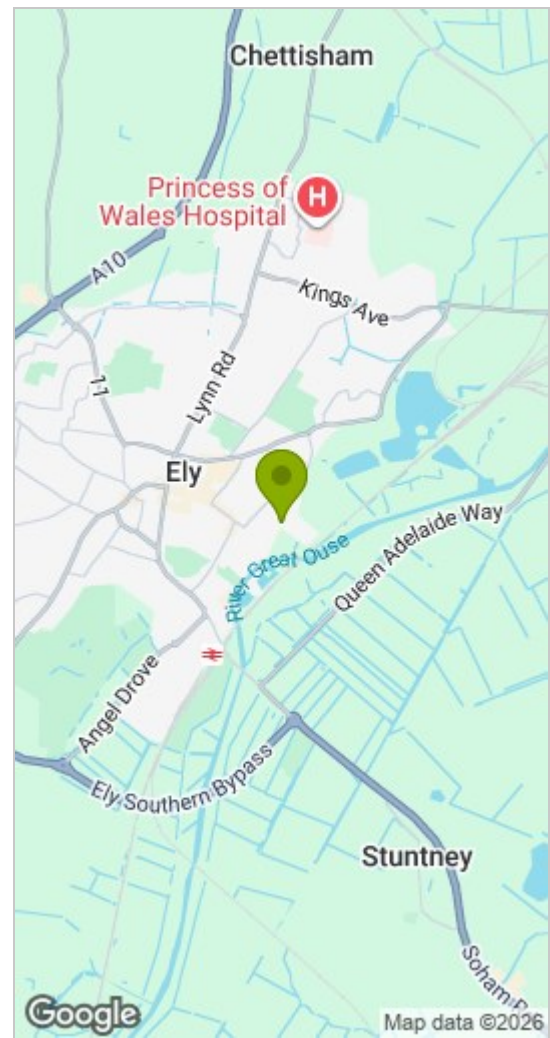
9 Willow Grove, Ely, CB7 4EB
Offers In Excess Of £625,000





Total floor area: 148.1 sq.m. (1,594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Sought-after residential location in Ely
- Bright and airy interiors throughout
- Close to local amenities, schools and transport links
- Separate lounge with French doors opening to the garden
- Ground floor utility room and cloakroom/WC
- Ideal family home with flexible living accommodation
- Excellent entertaining space centred around the open-plan kitchen
- Spacious open-plan kitchen/breakfast room with central island
- Principal bedroom with en-suite shower room
- Approximately 1,594 sq ft (148.1 sq m) of well-proportioned living space

SUBSTANTIAL FIVE-BEDROOM FAMILY HOME | CORNER PLOT | GENEROUS GARDEN | PARKING FOR 5-6 VEHICLES | EV CHARGER | THREE FLOORS | SOUGHT-AFTER ELY LOCATION

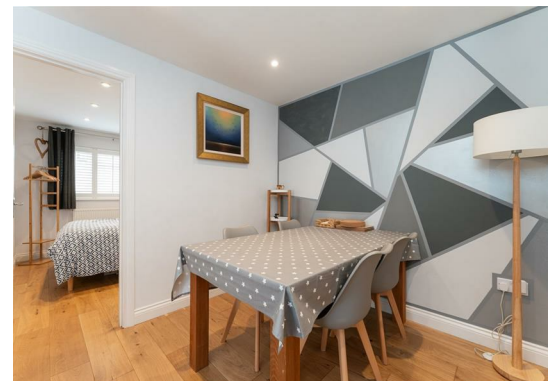
Willow Grove is an impressive and generously proportioned family home, occupying an attractive corner plot in a highly regarded location within Ely. Arranged over three floors, the property provides an excellent combination of space, flexibility and practicality, making it particularly well suited to modern family living. The ground floor offers an excellent range of living and working spaces. At the heart of the home is a spacious kitchen/breakfast room, providing ample room for cooking and informal dining, complemented by a substantial utility room.

There is also a generous main lounge, separate family room, dining area and dedicated study, giving the property an exceptionally versatile layout. Whether used for entertaining, family life or working from home, there is plenty of space to accommodate changing requirements. A cloakroom completes the ground floor. The first floor provides three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. Two further bedrooms are served by the family bathroom.

The top floor provides a further impressive and versatile room, which can be used as an additional bedroom, guest room, hobbies room, home office or additional living space, subject to individual requirements. This flexible accommodation makes the property particularly appealing to growing families.

Outside, the property occupies a generous corner plot and benefits from a good-sized rear garden, providing an excellent space for children, outdoor dining and entertaining. To the front is an extensive driveway providing parking for approximately five to six vehicles, together with an electric vehicle charging point — a particularly useful feature for a home of this size.

The property is ideally positioned for enjoying all that Ely has to offer.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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