



Downham Road, Ely, CB6 1BL

CHEFFINS

Downham Road

Ely,
CB6 1BL

4 3 2

Offers In Excess Of £800,000

- Detached Family Home
- Close to City Centre Location
- 4 Bedrooms Including Ground Floor Guest Room with Ensuite
- 2 Reception Rooms & Refitted Kitchen
- Ample Parking
- Enclosed Garden to Rear
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to offer to the market this exceptional family home located on a popular road close to the centre of the City of Ely.

The property comprises entrance hall, dual aspect lounge, separate dining room, ground floor shower room, refitted kitchen/breakfast room, separate utility room, as well as a ground floor guest bedroom with ensuite shower room.

The first floor provides access to 3 double bedrooms and a family bathroom, the master bedroom benefitting from a large walk-in wardrobe which could be utilised to create an ensuite shower room or further bedroom/nursery if required.

Outside the property to the front is a driveway providing off road parking and the rear offers a mainly laid to lawn garden with raised decked patio, timber shed and summerhouse both benefiting from having power connected,

To fully appreciate the size and quality of this amazing family home a 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 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, under stairs storage cupboard, fuse cupboard which also houses 3-phase electricity, radiator,

LOUNGE

A dual aspect room with door to front leading onto a terrace and door to rear leading into the garden. There is a multi-fuel burner, air conditioning unit and radiator,

DINING ROOM

With bay window to front, radiator, Ethernet port.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, double shower cubicle, heated towel rail, extractor fan.

KITCHEN / BREAKFAST ROOM

Bespoke Kitchen fitted with granite work surfaces over, 2 single integral ovens, integral fridge/freezer, integral dishwasher, 5-rng induction hob with extractor hood over, window to rear, door to rear, double butler sink.

UTILITY ROOM

With boiler, window to rear, door to

rear leading into the garden, space for 2 fridges, pull-out pantry, plumbing for washing machine, space for tumble dryer, radiator.

GROUND FLOOR GUEST BEDROOM

With window to front, radiator, air conditioning unit, door through to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, heated towel rail, shaver socket.

FIRST FLOOR LANDING

With window to rear.

BEDROOM 1

With door to Juliet balcony, built in wardrobe, radiator, air conditioning unit.

This bedroom also has a WALK-IN DRESSING ROOM/OFFICE with window to front, access to loft, radiator.

BEDROOM 2

With window to front, air conditioning unit, radiator, fitted wardrobes and Ethernet port.

BEDROOM 3

With window to rear, radiator, built-in Ethernet port.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, freestanding bath with shower over, heated towel rail, window to side.

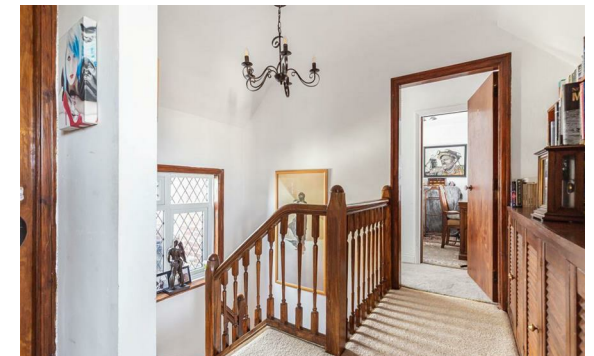
OUTSIDE

To the front there is a driveway providing off road parking for multi vehicles which leads up to the front of the house.

The rear offers a mainly laid to lawn garden with raised decked patio, gated access, timber shed with power connected, 2 ponds and a summerhouse also with power and light connected.

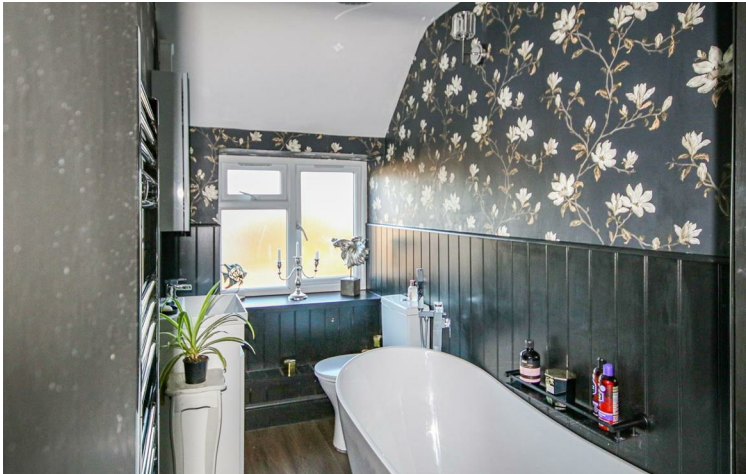
VIEWING

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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £800,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – East Cambs District Council

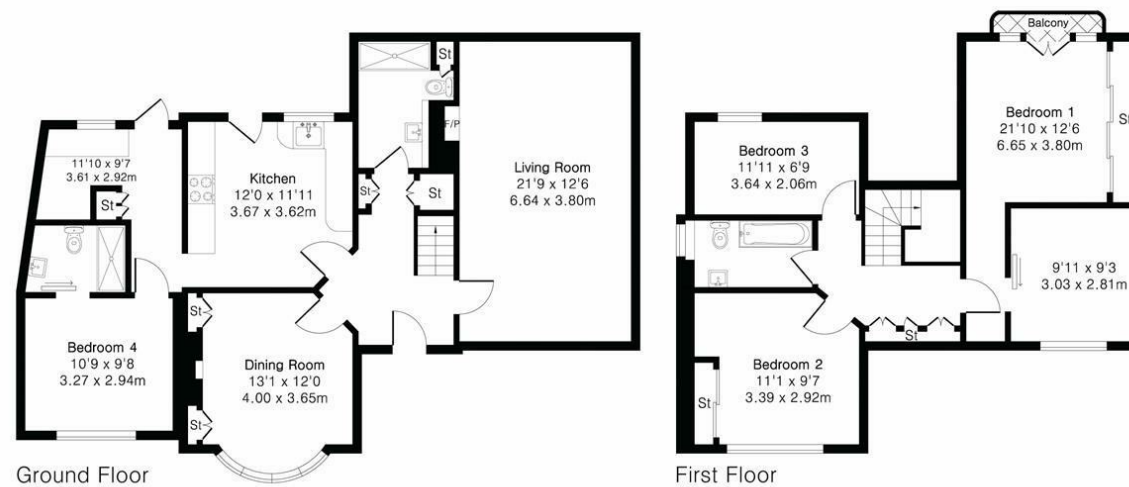




Approximate Gross Internal Area 1625 sq ft - 151 sq m

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 643 sq ft – 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.


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