



12 Wensum Way, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£650,000

12 Wensum Way

Ely

This beautifully presented, extended link detached house offers an exceptional standard of living across three spacious storeys, situated in a highly regarded area close to both primary and secondary schools.

The property features five generously sized double bedrooms, including a principal bedroom with ensuite facilities, a superbly refitted family bathroom, and a separate shower room for added convenience.

The ground floor boasts a welcoming entrance hall leading to a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen flows seamlessly into a bright dining area, creating an ideal space for family meals and gatherings. A stunning garden room, complete with a wood burner, provides an inviting retreat and offers views over the rear garden. Every room is finished to an impressive standard, combining contemporary style with practical family living.

Outside there is a well maintained garden offering a good degree of privacy, together with a driveway and double length garage. The rear section of the garage has been converted onto a gym but would also make a useful work space or studio.

This property combines generous internal accommodation with attractive and functional outdoor spaces, making it an ideal choice for families seeking comfort, style, and convenience in a sought after location.



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Ely

- Extended Link Detached 3-Storey Home
- 5 Double Bedrooms (1 Ensuite)
- Superb Refitted Bathroom & Separate Shower Room
- Kitchen Leading into Dining Room
- Spacious Lounge
- Garden Room with Wood Burner
- Well Maintained Rear Garden
- Driveway, Double Length Garage Part Converted to a Gym
- Highly Regarded Area Close to Primary & Secondary Schools
- Beautifully Presented Throughout
- Tenure - Freehold
- EPC - TBC
- Council Tax Band - E



ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs cupboards and drawers, 2 radiators.

CLOAKROOM

With double glazed window, vanity unit with wash basin, low level WC, heated towel rail, Karndean flooring.

LOUNGE

With double glazed window with shutters to front, decorative fireplace with stone hearth and gas point, 2 radiators. Opening to ...

GARDEN ROOM

With bi-fold doors to rear garden, wood burning stove, radiator.

KITCHEN

With double glazed window to rear, fitted with a range of base and eye level storage units, drawers and oak work surfaces, plumbing for washing machine and dishwasher, undermounted sink, Rangemaster oven with 6 burner gas hob, built-in fridge/freezer, Karndean flooring, radiator. Opening to ...

DINING ROOM

With double glazed window to front with shutters, Karndean flooring, radiator.

FIRST FLOOR LANDING

With stairs to second floor, radiator.

BEDROOM 1

With double glazed window to rear with shutters, 2 built-in double wardrobes, radiator.

ENSUITE

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



BEDROOM 2

With double glazed window to front with shutters, wall of fitted wardrobes, radiator.

BEDROOM 5

With double glazed window to front with shutters, 2 pairs of built-in double wardrobes, radiator.

BATHROOM

A superb room with refitted suite comprising freestanding bath, large walk-in shower, vanity unit with basin, low level WC, 2 double glazed windows to rear with shutters, heated towel rail.

SECOND FLOOR LANDING

With office area with oak computer desk, velux window to rear and cupboard housing hot water cylinder.

BEDROOM 3

With double glazed window to front with shutters, radiator, access to loft, built-in wardrobe.

BEDROOM 4

With double glazed window to front with shutters, built-in double wardrobe, radiator.

SHOWER ROOM

With vanity unit with wash basin, shower cubicle, low level WC, heated towel rail.

OUTSIDE

To the rear of the house there is a paved patio leading onto a lawn with established borders and a further paved patio with timber built pergola.

To the side of the house there is a driveway providing off street parking and leading to a double length garage with electric door. The rear section of the garage has been converted into a gym, accessed via a door in the garden, this would also make a useful outdoor work space.















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