



17 Meadowsweet Way, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£460,000

17 Meadowsweet Way

Ely

This beautifully presented four bedroom detached house offers contemporary family living in a sought-after location.

Constructed just three years ago and thoughtfully upgraded by the current owners, the property features a superb open-plan kitchen/dining/living room, perfect for both every-day life and entertaining. The spacious lounge provides an inviting area to relax, while four well-proportioned bedrooms (including a principal bedroom with en-suite) ensure ample accommodation for the whole family. Additional features include modern fixtures and fittings throughout, a welcoming entrance hall, and a practical cloakroom/utility area.

The property benefits from a landscaped rear garden that has been upgraded to include an extended paved patio, ideal for outdoor dining or entertaining guests. To the side of the house, a driveway provides parking for three cars and leads to a single garage with electricity connected, offering further storage or secure parking. There is also additional space to park opposite the house, ensuring ample parking for residents and visitors alike.

The home is offered for sale with a short onward chain, making it an attractive option for those looking to move swiftly.

The property is positioned towards the edge of the development with attractive views to the front and early viewing is highly recommended to appreciate the quality and space on offer.



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Ely

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Well Presented Three Year Old Detached House
- 4 Bedrooms (1 En-suite)
- Superb Kitchen/Dining/Living Room
- Spacious Lounge
- Landscaped Garden
- Driveway For Three Cars & Garage
- Short Onward Chain
- Upgraded By Current Owners
- Viewing Recommended



Entrance Hall

With door to front, stairs to first floor with understairs cupboard, radiator.

Cloakroom

With low level WC with wash basin, plumbing for washing machine, radiator.

Lounge

With double glazed window to front, television point, radiator.

Kitchen/Dining/Living Room

With double glazed window and French doors to rear garden, fitted with a range of wall and base units with drawers and matching worksurfaces, Bosch electric double oven, hob and extractor hood, integrated dishwasher, fridge and freezer, sink unit and drainer, cupboard housing the gas boiler, radiator.

Landing

With access to loft, shelved cupboard, radiator.

Bedroom 1

With double glazed window and shutters to front, radiator.

En-suite

With shower, low level WC, wash basin, radiator.

Bedroom 2

With double glazed window with shutters to rear, radiator.

Bedroom 3

With double glazed window and shutters to rear, radiator.

Bedroom 4

With a range of fitted wardrobes, double glazed windows to front, radiator.

Bathroom

With low level WC, wash basin, bath with shower above, double glazed window to side, radiator.



Outside

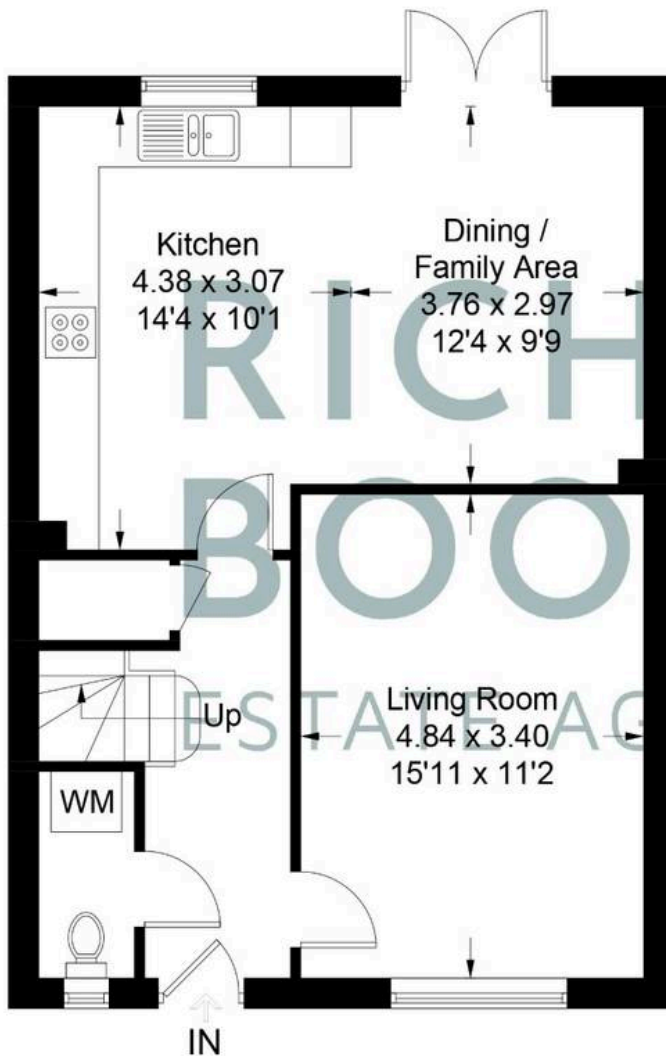
Upgraded to include an extended paved patio leading onto a lawn with planted borders. The garden is partly walled and offers a good degree of privacy whilst a gate at the side leads to the driveway. There is a small open plan garden area at the front.

To the side of the house is a driveway providing parking for three cars which leads to a single garage with electricity connected. There is also space to park opposite the house.

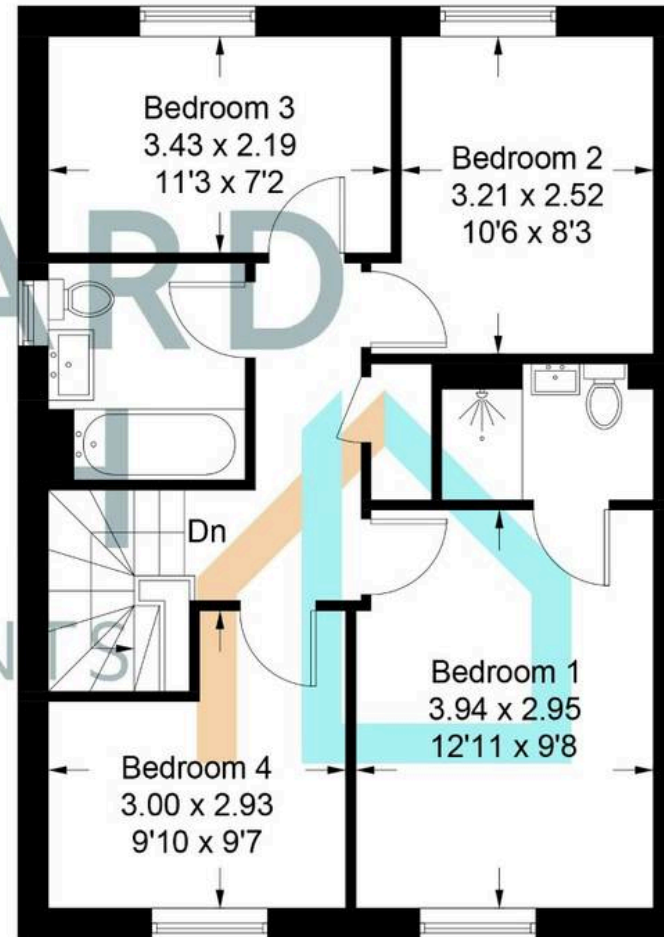




Approximate Gross Internal Area
Ground Floor = 52.2 sq m / 562 sq ft
First Floor = 51.9 sq m / 559 sq ft
Total = 104.1 sq m / 1121 sq ft



Ground Floor



First Floor

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. (ID1314170)



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