



75 Nigel Road, Ely
Ely

RICHARD
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ESTATE AGENTS 

£465,000

75 Nigel Road

Ely

This impressive four double bed roomed semi detached house is situated within a highly sought-after development and has been thoughtfully extended by the current owners to create a spacious and versatile family home.

The property is offered with no upward chain and features a contemporary layout that includes a welcoming lounge leading seamlessly into a dining area, perfect for entertaining or relaxing. The refitted kitchen is well-appointed and complemented by an additional dining room, providing ample space for family gatherings. Two of the four bedrooms benefit from stylish, modern en-suites, whilst the remaining bedrooms are generously sized and served by a family bathroom.

Additional features include a utility room and a flexible gym or office space, ideal for those working from home or seeking a dedicated fitness area.

Outside, to the front and rear there are lawned gardens and a driveway.

The property combines modern living with practical design, making it a superb choice for families or professionals alike, and to be fully appreciated viewing is highly recommended.



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Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi Detached
- 4 Bedrooms (2 With Modern En-Suites)
- Lounge Leading Into Dining Area
- Refitted Kitchen & Additional Dining Room
- Utility & Gym/Office
- Gardens & Driveway
- No Upward Chain
- Popular Development





Entrance Hall

With door to front, stairs to first floor, radiator.

Cloakroom

With double glazed window to front, vanity unit with wash basin, low level WC, radiator.

Lounge

With large understairs and double cupboards, double glazed window to front, radiator. Opening to....

Dining Area/Playroom

With double glazed window to rear, radiator.

Kitchen/Dining Room

Kitchen refitted with a range of high gloss wall and base level units and drawers with quartz worksurfaces and undermounted sink, built in electric oven, hob and extractor hood, integrated dishwasher, breakfast bar, tiled floor, plinth heater. Dining area with double glazed window and patio doors to rear, built in double cupboard, radiator.

Utility

Refitted with a range of high gloss storage units, plumbing for washing machine, tiled floor radiator.

Gym/Office

With double glazed window to front, radiator.

Landing

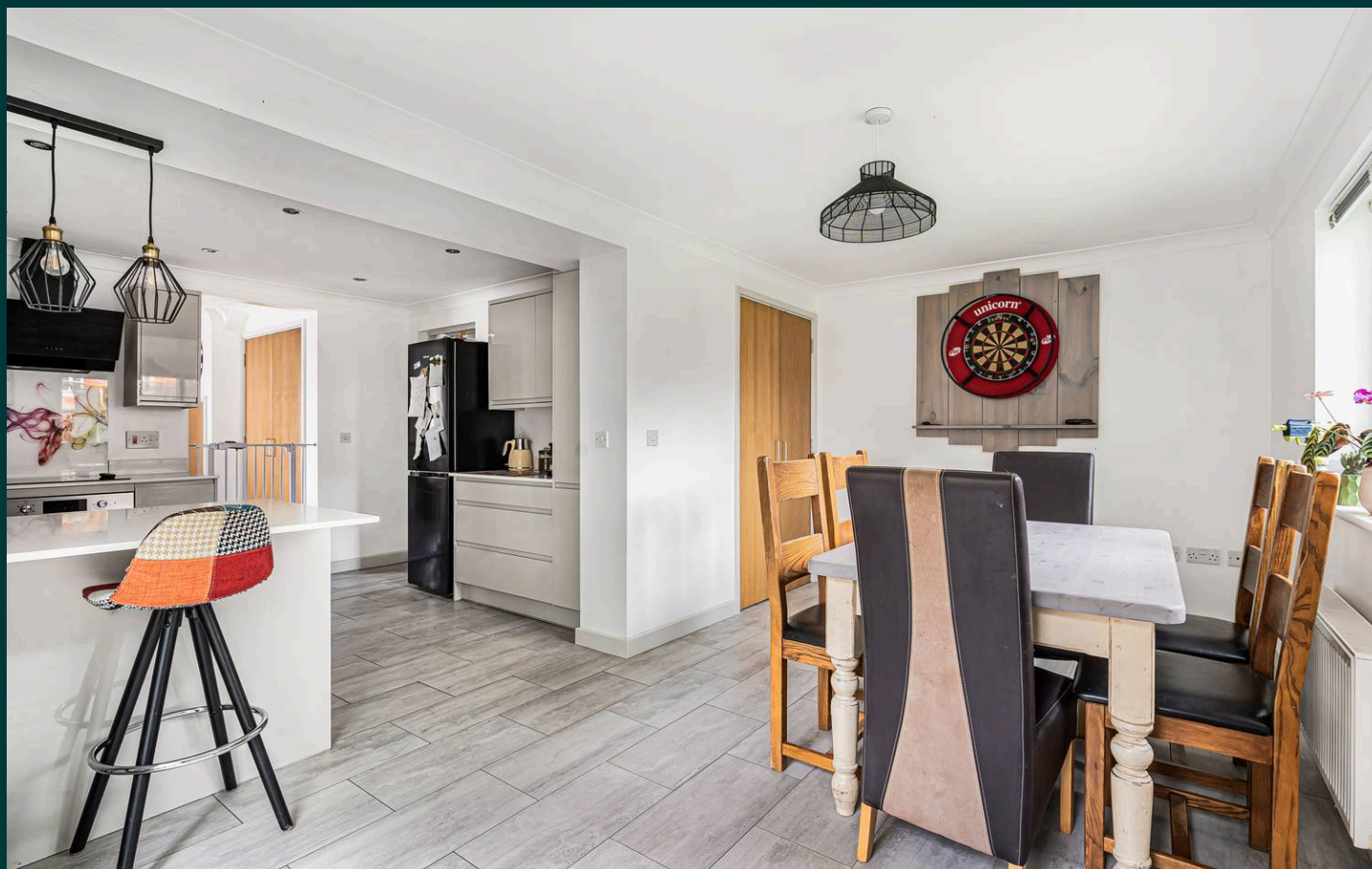
With access to loft.

Bedroom 1

With double glazed window to rear, built in single and double wardrobes, radiator.

En-suite

Refitted with large walk in shower, vanity unit with wash basin, low level WC, double glazed window to rear, heated towel rail.



Bedroom 2

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

Bedroom 3

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

En-suite

Newly formed as part of the extension with suite comprising low level WC, vanity unit with wash basin, large walk in shower, double glazed window to rear, radiator.

Bedroom 4

With double glazed window to front, built in cupboard, radiator.

Bathroom

With low level WC, vanity unit with twin basins, bath with shower above, double glazed window to rear, radiator.

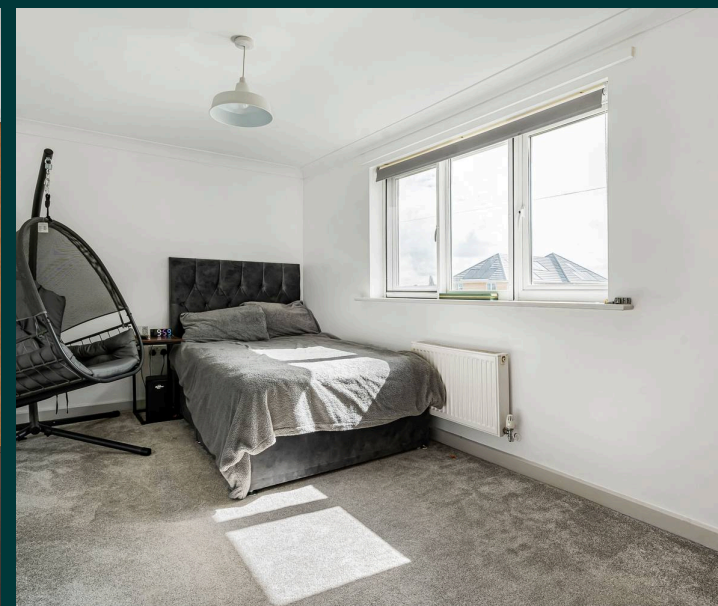
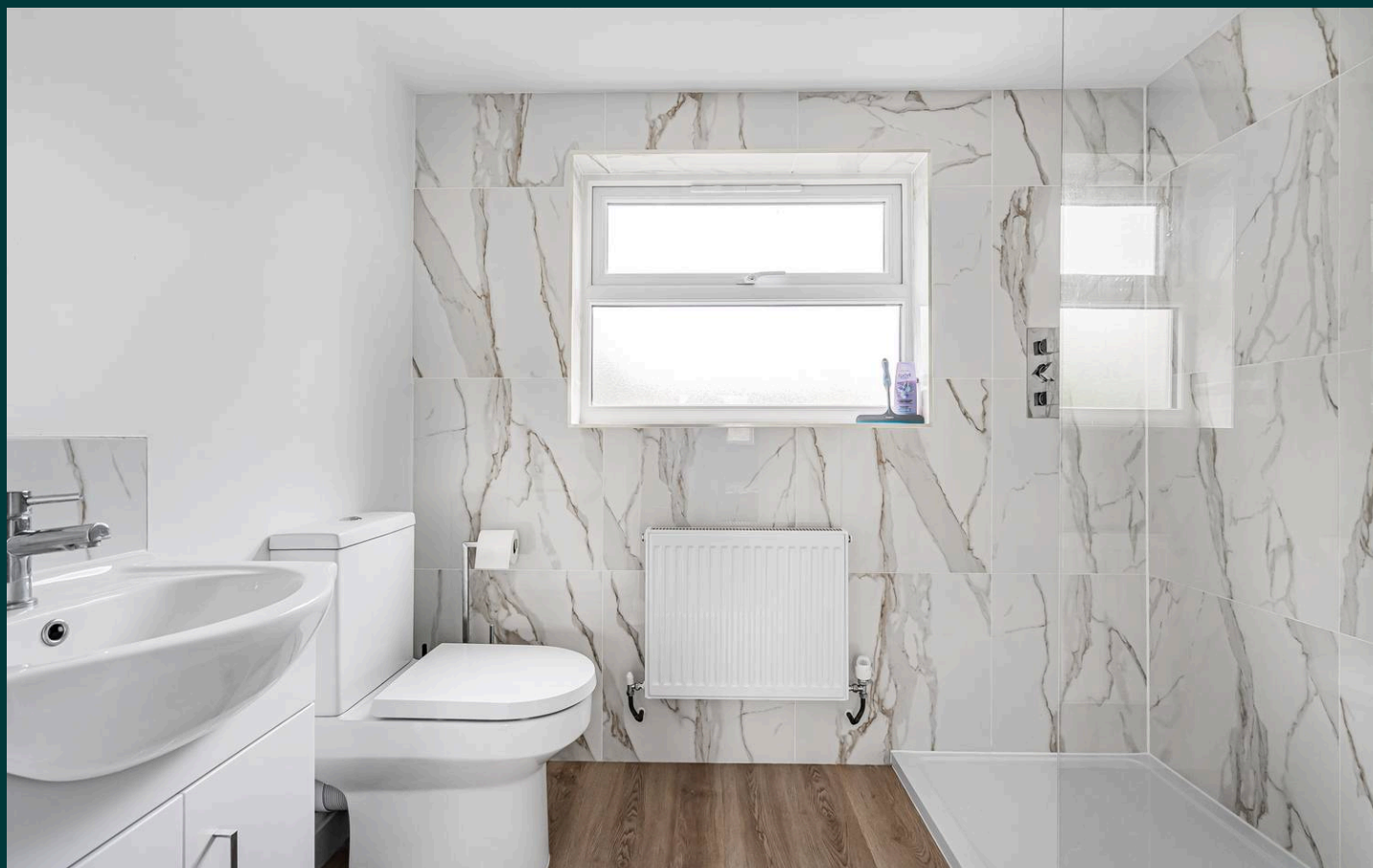
Agents Note

There is an estate management fee of £472 per annum.

Outside

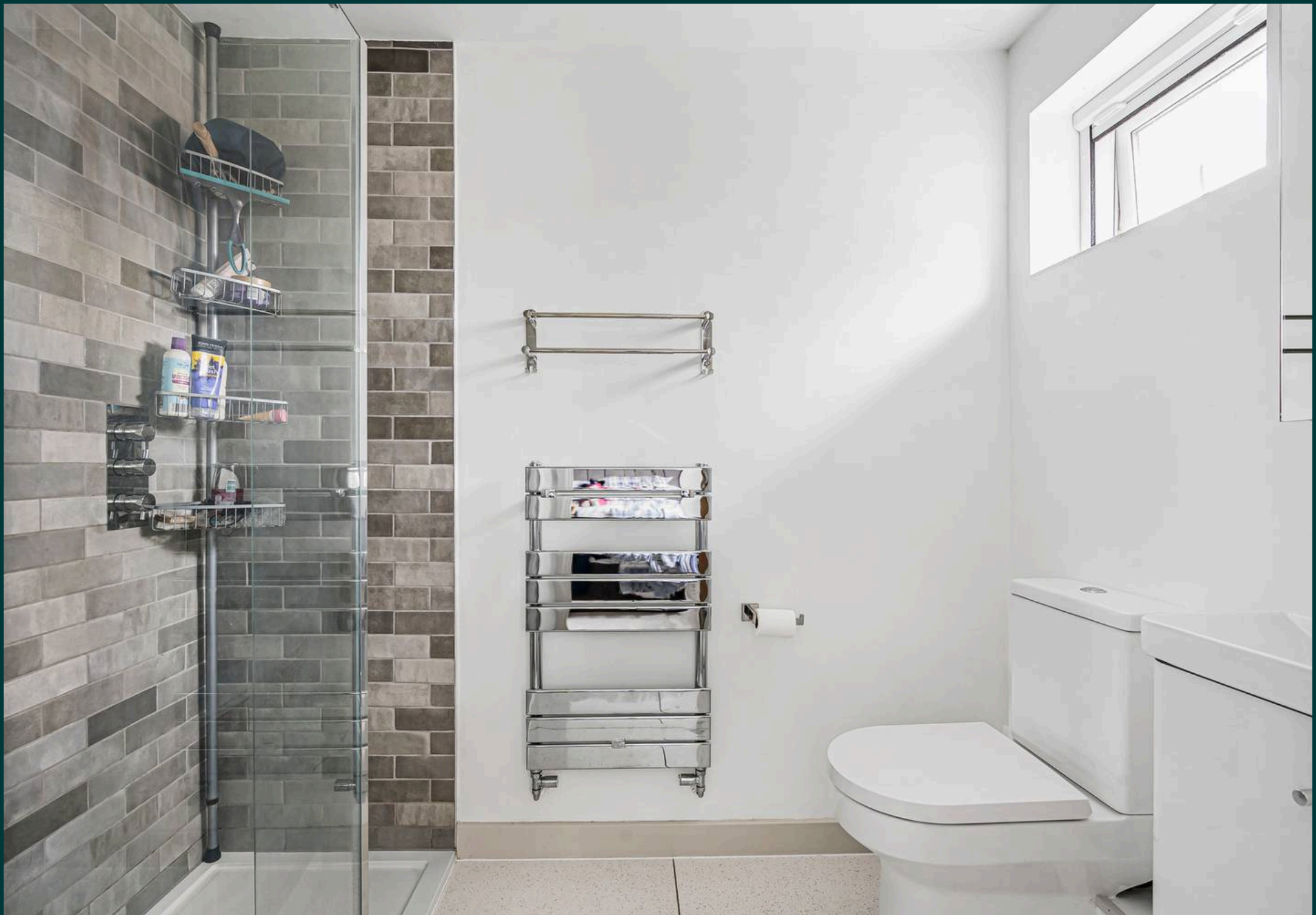
To the front there is a lawned garden with pedestrian access alongside the house leading to the rear garden which is mainly laid to lawn. There are also brick built stores including a boiler room.

To the front of the house is a driveway providing off street parking for two cars.







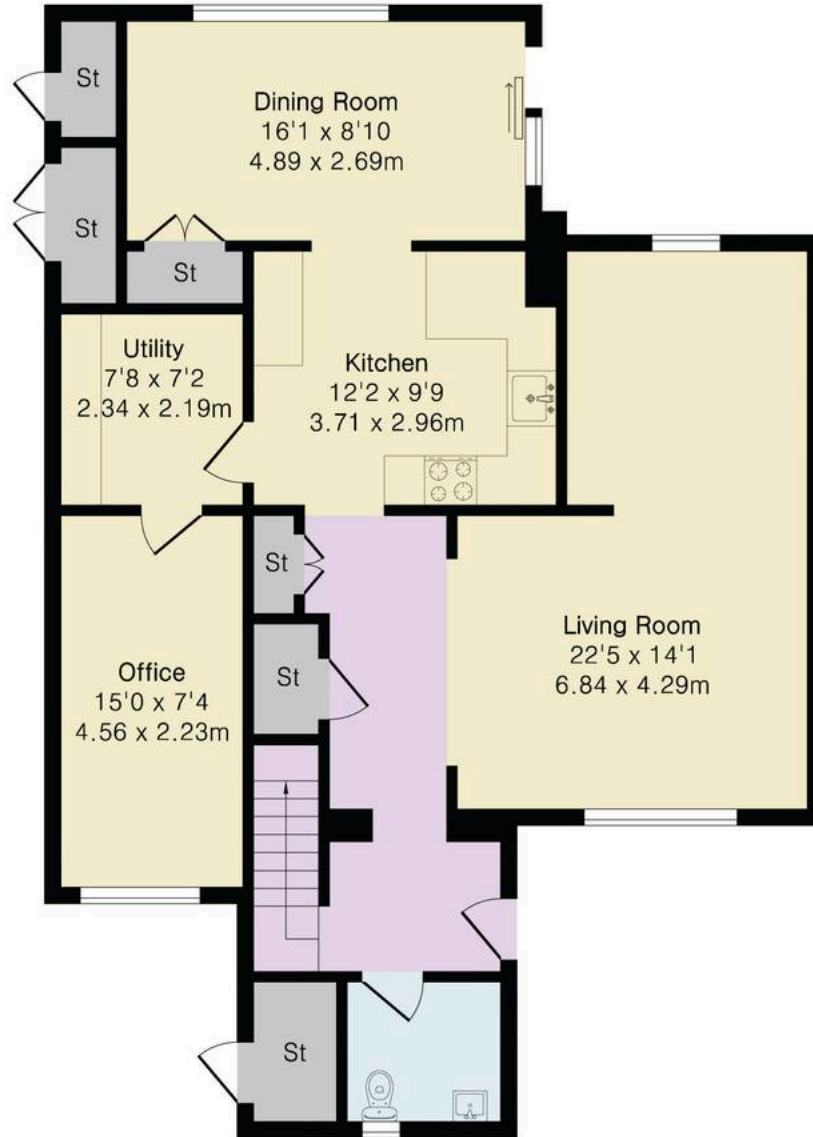




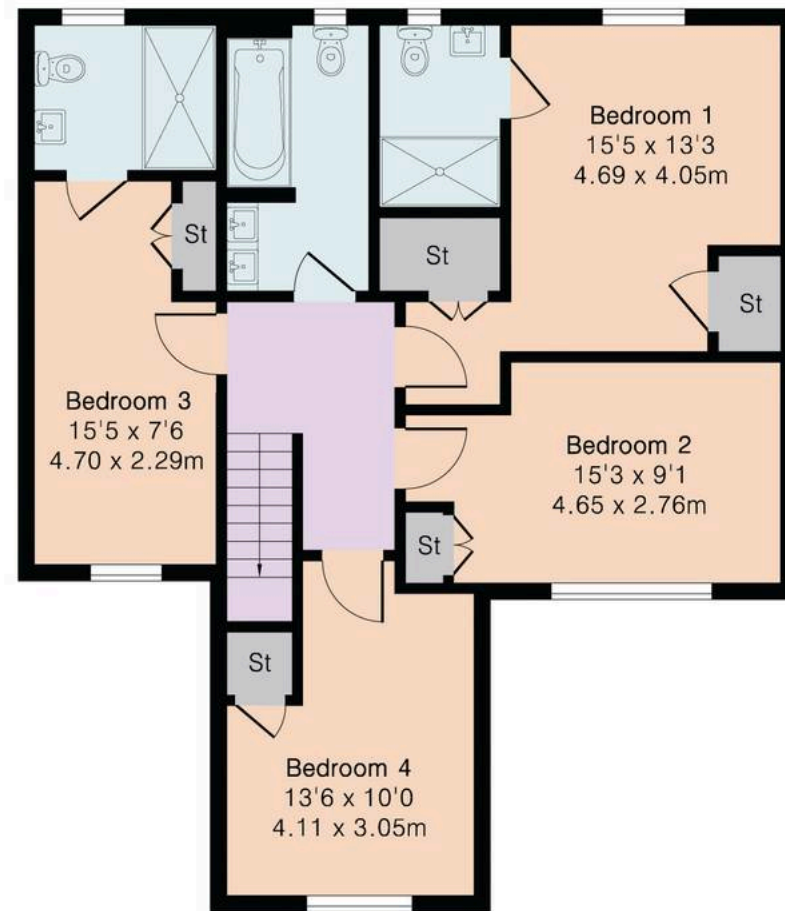
Approximate Gross Internal Area 1789 sq ft - 167 sq m

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 793 sq ft – 74 sq m



Ground Floor



First Floor



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