



70 Ely Road, Little Downham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£575,000



# 70 Ely Road

Little Downham, Ely

## MULTI GENERATIONAL LIVING OPPORTUNITY

A rare opportunity to purchase a 4 double bedroom bungalow, together with a separate 1 bedroom bungalow providing excellent scope for extended family, rental or work from home opportunities.

The main bungalow backs onto farmland and benefits from superb far reaching views. Accommodation comprises entrance hall, dining room and lounge, kitchen and utility, 4 double bedrooms (2 ensuite) and superb modern bathroom, whilst outside the bungalow benefits from both front and rear gardens.

The separate 1 bedroom bungalow (formed from a garage conversion) comprises open plan kitchen/living space, 1 double bedroom and modern wet room, whilst to the rear it has its own garden.

The properties share a spacious gravelled driveway providing ample off road parking.

To fully appreciate the extent of the accommodation within both properties and the versatile living arrangements a viewing is highly recommended.

Council Tax Band: F

Tenure: Freehold

Energy Performance Rating: C





- Multi-Generational Living
- 4 Bedroom Detached Bungalow & 1 Bedroom Detached Bungalow
- Superb Countryside Views to Rear
- Annexe Bungalow Providing Excellent Scope for Rental Income or a Separate Work Space
- Main Bungalow with 4 Double Bedrooms (1 Ensuite)
- Spacious Lounge & Dining Room
- Superb Modern Bathroom, Kitchen & Utility
- Spacious Driveway & Gardens

#### ENTRANCE HALL

With door to front aspect, double airing cupboard and further cloaks cupboard, access to loft, radiator.

#### CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window to front aspect, radiator.

#### KITCHEN

With double glazed window to front aspect, fitted with a range of modern wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, integrated dishwasher, Range oven with extractor canopy, breakfast bar, radiator.

#### UTILITY ROOM

With double glazed window and door to side, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, plumbing for washing machine, radiator.

#### DINING ROOM

With large double glazed window to rear aspect giving a superb view across open countryside and double glazed French doors onto rear garden, cast iron back-to-back wood burner with oak mantel, 2 radiators, 2 openings to lounge.

#### LOUNGE

With large double glazed window to rear aspect giving a superb view across open countryside, back-to-back wood burner, 2 radiators.









### INNER HALL

With access to loft, radiator.

### BEDROOM 1

With double glazed window to rear aspect with view across open countryside, radiator.

### ENSUITE

With suite comprising panelled bath with shower above, vanity unit with wash basin, low level WC, radiator.

### BEDROOM 2

With double glazed window to front, aspect, radiator.

### ENSUITE

With shower cubicle, built-in WC and wash basin, double glazed window to side aspect, radiator.

### BEDROOM 3

With double glazed window to front aspect, radiator.

### BEDROOM 4

With double glazed window to rear aspect giving an attractive view of open countryside, radiator.

### BATHROOM

With superb suite comprising deep freestanding bath, large walk-in shower, vanity unit with wash basin, low level WC, double glazed window to front aspect, heated towel rail.

### CONVERTED DOUBLE GARAGE - ANNEXE BUNGALOW

#### OPEN PLAN KITCHEN / LIVING AREA

Kitchen area with double glazed window to rear and door to side, fitted with a range of modern base and eye level storage units, work surfaces and drawers, fitted electric oven, hob and extractor hood, radiator. Living area with double glazed French doors onto garden, built-in cupboard, television point, radiator.

#### DOUBLE BEDROOM

With double glazed window, built-in double wardrobe, radiator.

#### WET ROOM

With modern suite comprising level access shower, vanity unit with wash basin, double glazed window, heated towel rail.





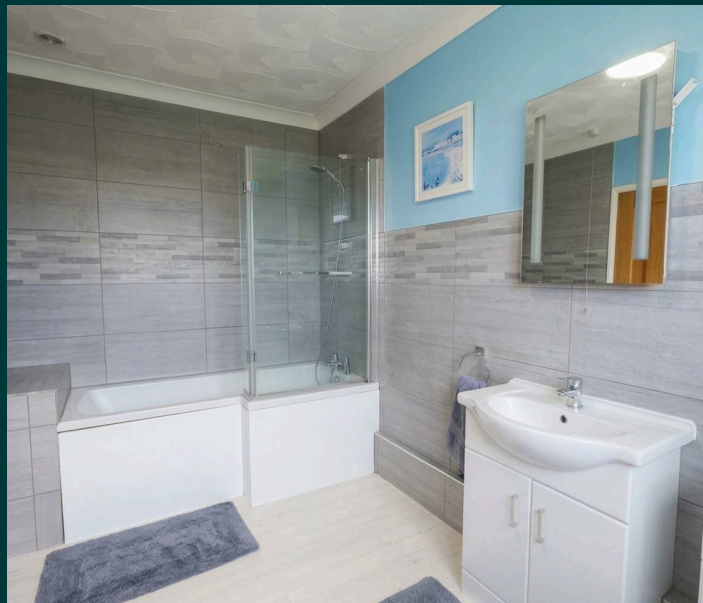
## OUTSIDE

To the front of the bungalow there is a lawned garden, together with a well maintained vegetable patch, Quince & Fig trees and other assorted shrubs and plants. There are also 2 storage sheds to the front.

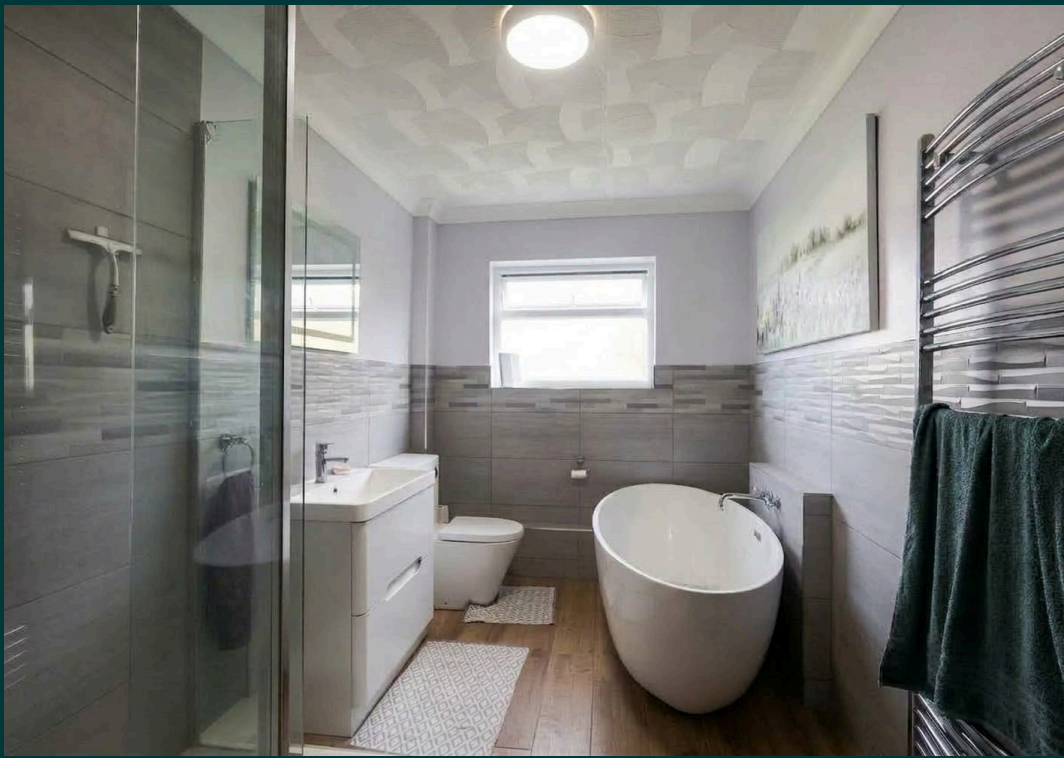
Gated pedestrian access leads to the rear garden which has a superb view across open countryside and is predominantly laid to lawn with paved patio.

The annexe bungalow has its own lawned garden with planted borders, patio and a pond.

To the front of the bungalow is an extensive gravelled driveway providing excellent off street parking.



















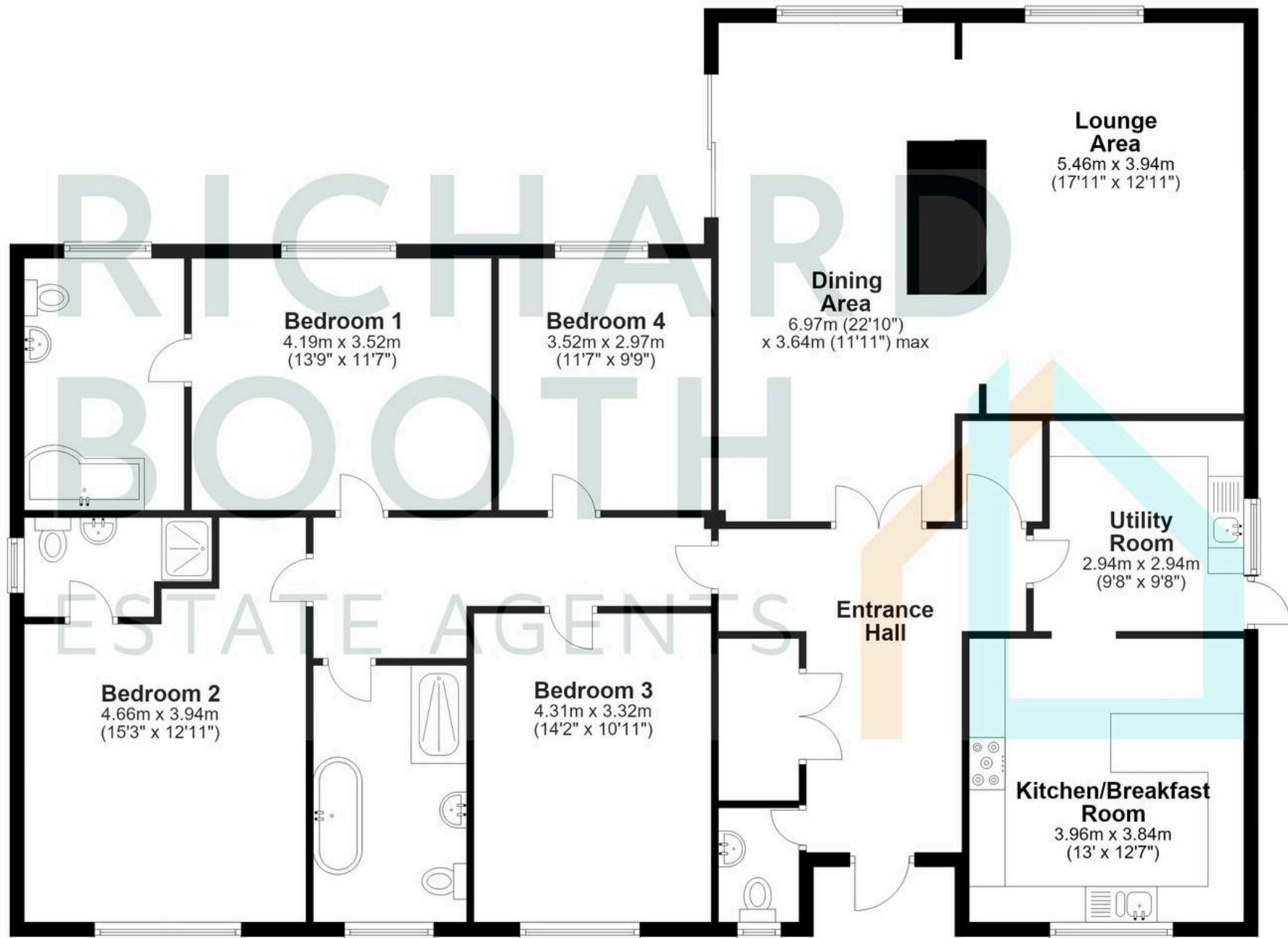






## Ground Floor

Approx. 179.8 sq. metres (1935.6 sq. feet)

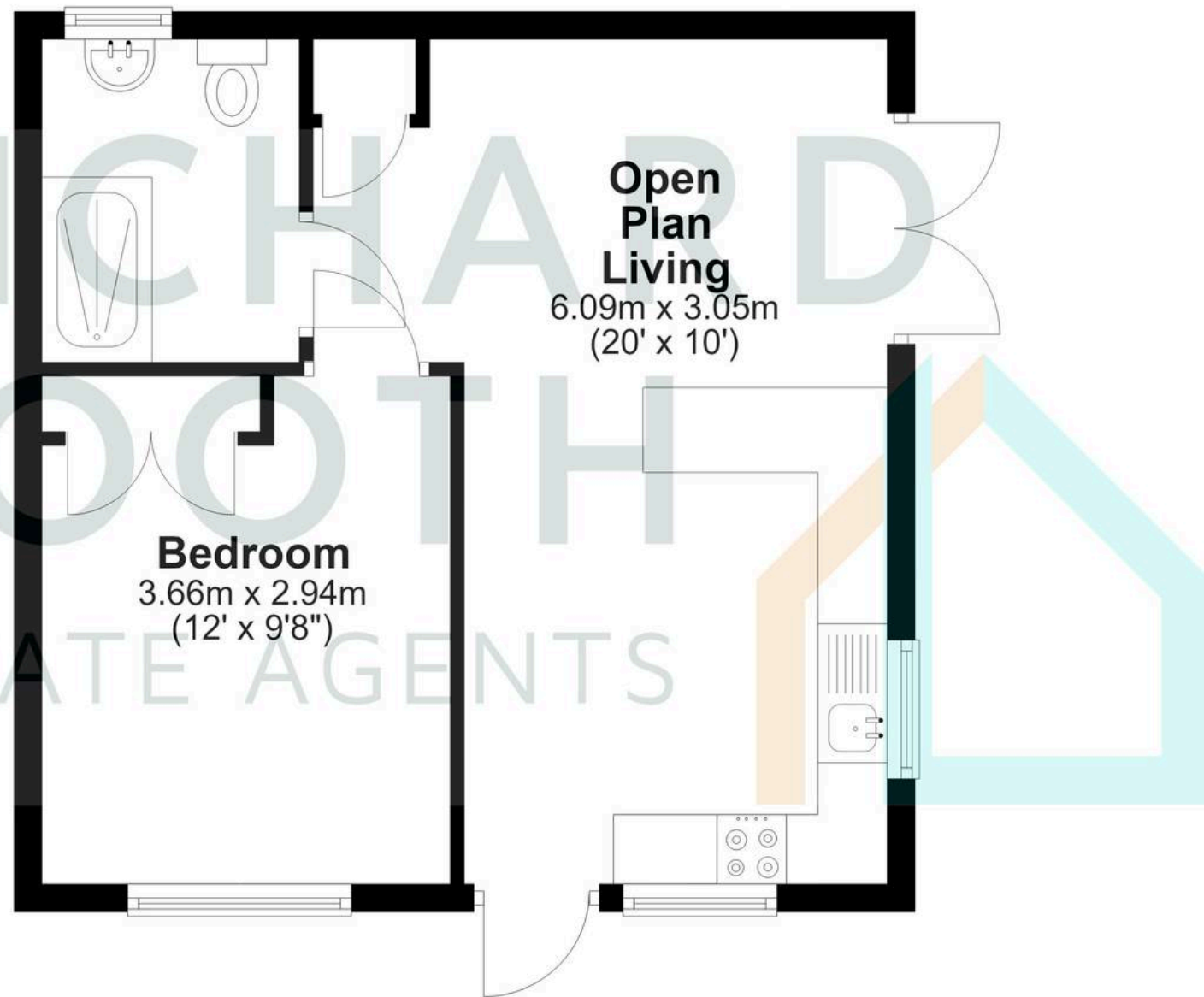


Total area: approx. 179.8 sq. metres (1935.6 sq. feet)



## Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 37.1 sq. metres (398.9 sq. feet)





## Richard Booth Estate Agents

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