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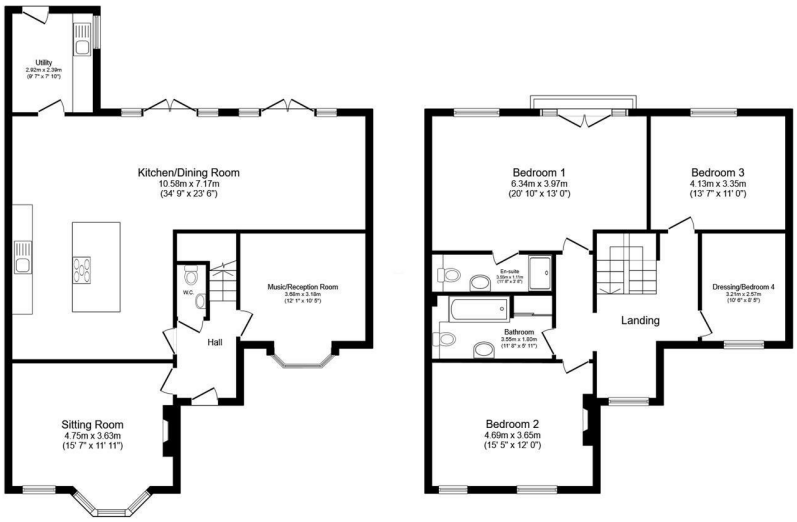
88 Fieldside, Ely, CB6 3AR

Offers In Excess Of £800,000



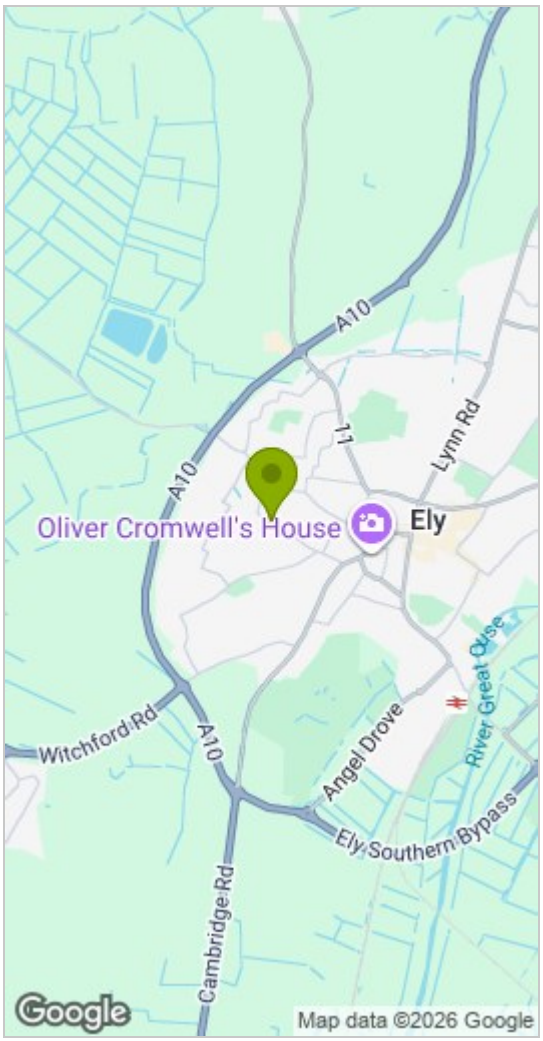




Ground Floor First Floor

Total floor area: 194.3 sq.m. (2,091 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







- **Four-bedroom substantial family home**
- **Approximately 2,091 sq ft**
- **Beautifully presented throughout**
- **Extensively extended**
- **Impressive 10.58m x 7.17m kitchen/dining room**
- **Three reception areas**
- **Principal bedroom with en-suite**
- **Three bathrooms/WCs**
- **Separate utility room**
- **Central Ely location**

IMPRESSIVE FOUR/FIVE DOUBLE BEDROOM FAMILY HOME | APPROX. 2,091 SQ FT | BEAUTIFULLY PRESENTED | SUBSTANTIAL EXTENSION | EXCEPTIONAL OPEN-PLAN KITCHEN/DINING ROOM | THREE RECEPTION AREAS | PRINCIPAL EN-SUITE | THREE BATHROOMS/WCS | UTILITY ROOM | TWO PARKING SPACES | GENEROUS GARDEN | CENTRAL ELY LOCATION

Fieldside is an impressive and deceptively spacious four/five-bedroom family home, offering approximately 2,091 sq ft of beautifully presented accommodation arranged over two floors, together with off-street parking for at least two vehicles.

Behind its attractive traditional façade, the property has been substantially extended and thoughtfully remodelled, creating a stylish and versatile home perfectly suited to modern family living. At the heart of the property is the outstanding open-plan kitchen/dining room, measuring approximately 10.58m x 7.17m. This exceptional space features an extensive German fitted kitchen, a substantial four-metre central island and contemporary Fisher & Paykel appliances, with ample room for dining and relaxation. A fantastic space for both entertaining and everyday family life. The ground floor further benefits from a separate sitting room, an additional reception/music room, entrance hall, cloakroom and useful utility room. The additional reception space offers excellent flexibility and could be used as a home office, family room or occasional fifth bedroom, depending on requirements. Upstairs, there are four well-proportioned double bedrooms, arranged around a generous landing. The particularly spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the property benefits from an exceptional nearly double-width garden, providing a wonderful sense of space and privacy. Mature trees, established hedging and an abundance of planting create a beautifully established setting.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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