



The Turnpike, Ely, CB7 4JJ

**CHEFFINS**

# The Turnpike

Ely,  
CB7 4JJ

- No Forward Chain
- 3 Double Bedrooms
- Views Over The Golf Course
- Sun Room With Vaulted Ceiling
- Ensuite And Dressing Room to Master
- Off Road Parking And Double Garage
- Ongoing Insurance Claim - See Agents Note
- FREEHOLD / COUNCIL TAX F / EPC C

Cheffins are delighted to present to the market this exceptional family home, beautifully positioned in the sought-after city of Ely and enjoying stunning views over the adjoining golf course.

This impressive property offers spacious and versatile accommodation arranged over two floors. The ground floor features a generous lounge with doors opening to the garden, a large open-plan kitchen/dining area, a stunning garden room with vaulted ceilings, a utility room, cloakroom, and a study.

Upstairs, there are three well-proportioned bedrooms, including a superb principal bedroom complete with an en suite shower room and dressing area, as well as a modern family bathroom.

Outside, the home is set within generous front gardens and benefits from ample off-road parking leading to a double garage. The rear garden has been beautifully landscaped, mainly laid to lawn with mature shrubs and trees to the borders, and enjoys uninterrupted views over the golf course.

To fully appreciate the size, quality, and superb location of this outstanding home, an early viewing is highly recommended.

 3  2  2



**Guide Price £695,000**



## LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

**ENTRANCE PORCH**

Door to side and door leading to..

**HALLWAY**

With radiator and stairs leading to the first floor and an understairs storage cupboard.

**CLOAKROOM**

Fitted with a two piece suite comprising of low level WC and pedestal wash hand basin, window to the front and a radiator.

**STUDY**

With window to front and side, radiator, fitted bookshelves and cupboards.

**LOUNGE**

With patio doors to the rear leading to the Garden, radiator and two windows to the side, door through to the..

**KITCHEN / DINER**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral double oven, space for an American fridge/freezer, inset one and a half bowl stainless steel sink with mixer tap over, hob with two gas rings and hot plate with extractor hood over central Kitchen island and radiator. Door to the rear.

**UTILITY ROOM**

Fitted with a range of base and wall units with worksurfaces over, plumbing for washing machine, one and a half bowl sink with mixer tap over, boiling hot water tap, wall mounted boiler, window to the front and a radiator.

**GARDEN ROOM**

Vaulted ceilings, door to rear providing access to the Garden, windows to the side and rear, two radiators and door to front leading to the Garage.

**FIRST FLOOR LANDING**

Window to the front, storage cupboard, airing cupboard housing the hot water tank and loft access.

**BEDROOM 1**

Window to the rear, walk in Dressing Room, built in wardrobe, radiator and door to..

**ENSUITE**

Fitted with a three piece suite comprising of low level WC, wash hand basin and a shower cubicle. Window to the front and a radiator.

**BEDROOM 2**

Window to the rear and radiator.

**BEDROOM 3**

Window to the side, radiator and built in wardrobe.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over. Window to the front and a radiator.

**OUTSIDE**

To the front of the property there is a gravelled driveway providing parking for multiple cars leading up to the double garage. The double garage is connected with power and light with a electric roller door, door to side connects to Lean-To providing pedestrian access.

The rear Garden has been mainly laid to lawn with mature shrubs and trees to borders, two paved patios, outside power and water. Gate at the rear providing direct access to the Golf Course.

**AGENTS NOTE**

We are advised that the property has suffered some structural movement to the front right hand corner. The current vendors have submitted an insurance claim in this respect which we are informed is transferrable to a new owner. Further details available upon request.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.











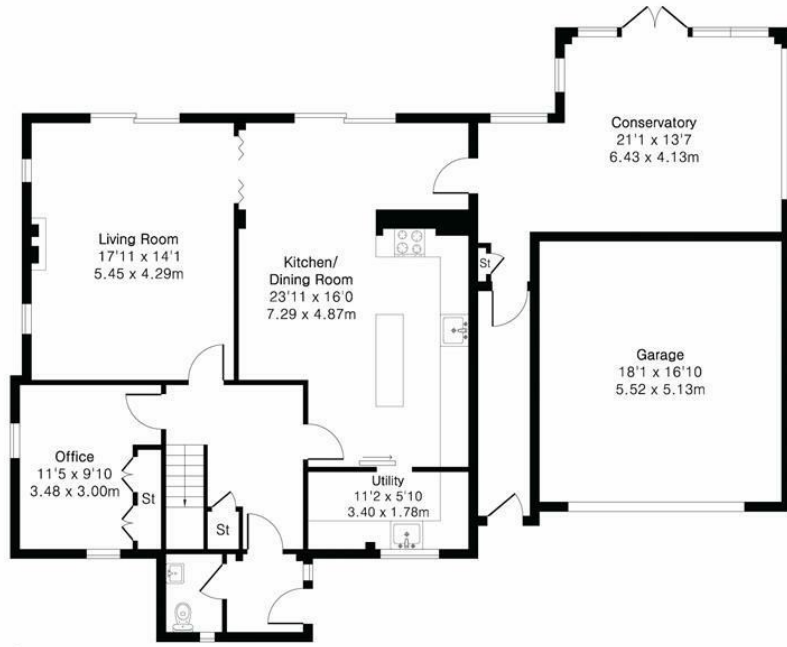


**Approximate Gross Internal Area 2017 sq ft - 187 sq m  
(Excluding Garage)**

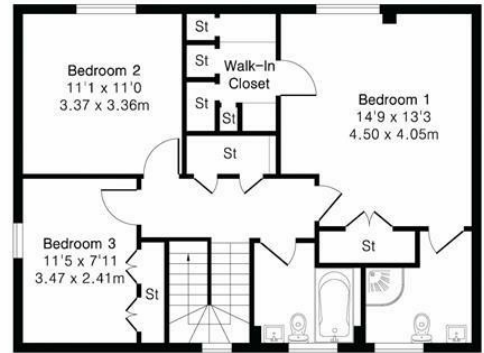
Ground Floor Area 1304 sq ft – 121 sq m

First Floor Area 713 sq ft – 66 sq m

Garage Area 305 sq ft – 28 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £695,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

