



Gunning Road is located within a well-established and popular residential area on the outskirts of Ely, offering a peaceful setting while remaining conveniently close to the city centre. The location is particularly well suited to families and professionals, benefitting from a strong sense of community, nearby green spaces and excellent everyday amenities. Ely city centre is easily accessible and provides a wide range of shops, cafés, restaurants and independent retailers, alongside the historic Ely Cathedral at its heart. The area is well served by supermarkets, leisure facilities and healthcare services, while families benefit from a selection of well-regarded primary and secondary schools nearby. For outdoor enjoyment, the surrounding area offers riverside walks, cycle routes and open countryside. Ely's riverside is a particular highlight, with scenic walks, waterside dining and leisure activities, complemented by parks and green spaces ideal for relaxation. Transport links are a major advantage, with Ely railway station offering regular services to Cambridge, London King's Cross and Norwich. Road access is also strong via the A10 and A142, connecting easily to Cambridge and the wider Cambridgeshire area.

Radcliffe & Rust Estate Agents, Cambridge, are delighted to offer, for sale, this immaculately presented three bedroom semi-detached property, thoughtfully improved and beautifully maintained by the current owners. The property offers a superb balance of stylish living space, practical additions and a truly outstanding garden, making it an ideal home for modern family life and entertaining.

The accommodation begins with a spacious entrance hall, finished with porcelain tiled flooring which immediately sets the tone for the quality and continuity found throughout the ground floor. From here, doors lead to the cloakroom, living room, utility room and kitchen diner, with stairs rising to the first-floor landing. The generous under-stairs space has been cleverly utilised as an open study area, complete with shelving, creating a functional and well-designed work-from-home solution without compromising the flow of the hallway.

The cloakroom is positioned to the front of the property and benefits from a window to the front aspect, tiled flooring, a low-level W.C. and wash hand basin, all finished in neutral tones.

The utility room is both practical and well-proportioned, featuring tiled flooring, a window to the side aspect, worktop space and plumbing for a washing machine and tumble dryer, keeping everyday appliances discreetly tucked away from the main living areas.

The living room is a cosy and inviting space, designed as a relaxing retreat. Finished with porcelain tiled flooring and complemented by carefully chosen colours and lighting, this room has a window to the side aspect and offers ample space for comfortable seating and media furniture.

The real heart of the home is the open-plan kitchen and dining room, which has been extended and fitted by the current owners with a high-quality Howdens kitchen installed in February 2023. The porcelain tiled flooring continues seamlessly from the hallway, enhancing the sense of flow and cohesion. The kitchen itself is a striking and contemporary space, featuring two-tone wall and base units, quartz worktops, an inset sink and a large central island housing double Neff ovens, large induction hob and Neff wine cooler. There is space for an American-style plumb in fridge freezer, and generous storage throughout. Windows and French doors to the rear aspect flood the room with natural light and provide direct access to the garden, making this an exceptional space for

entertaining and everyday family life.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. Bedrooms one and three enjoy rear-facing aspects, while bedroom two and the bathroom face the front. All bedrooms are tastefully decorated and offer flexibility for family living, guest accommodation or home working.

The family bathroom is a particularly impressive space, generous in size and benefiting from extensive built-in storage cupboards. Finished in light, neutral tones, it offers both practicality and comfort for modern living.

Outside, the property truly excels with its stunning landscaped rear garden. Designed with both beauty and functionality in mind, the garden features multiple entertaining areas, ornamental shingle sections, raised beds and thoughtfully planted borders. There are dedicated dining and barbecue areas, making it ideal for social occasions, while there is an abundance of home-grown produce including apple, pear, morello cherry, greengage and cobnut trees, alongside raspberries, loganberries, blueberries and gooseberries. The garden offers a wonderful sense of space, privacy and year-round interest.

The external space is finished with a brick built storage shed and there is allocated parking for two vehicles.

This is a superbly presented home where every detail has been carefully considered, offering stylish interiors, excellent practical spaces and an exceptional garden rarely found in properties of this type.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Tenure: Freehold

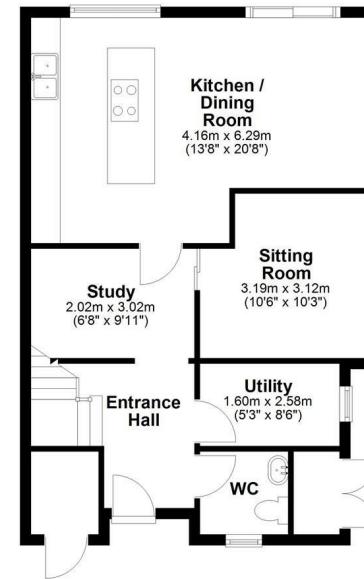
Council tax band: A

There is an annual estate charge of £472.00, per annum.

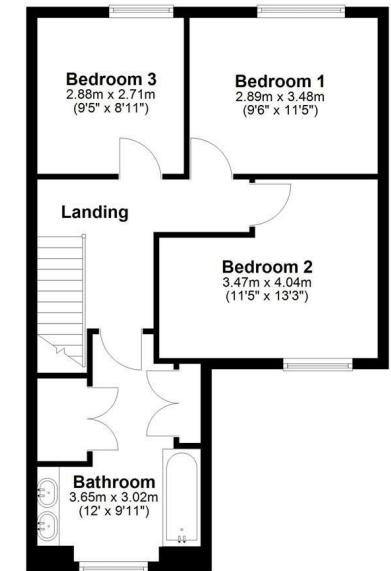




Ground Floor
Approx. 57.5 sq. metres (618.6 sq. feet)



First Floor
Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 108.6 sq. metres (1168.8 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

