



34 Mistletoe Lane, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£437,500

34 Mistletoe Lane

Ely

Built in 2024, this well maintained detached property is offered for sale with no upward chain. Situated within an attractive plot position on a popular development, the accommodation comprises entrance hall, cloakroom, spacious lounge, superb kitchen/dining/living room, 4 bedrooms (1 ensuite) and family bathroom, together with south facing rear garden, driveway, garage and additional parking space to the front.

The property is conveniently situated for access to schools and is an ideal family home.

Viewing is highly recommended.

Council Tax Band: E

Tenure: Freehold

- Well Presented Modern Detached Home
- Attractive Position within a Popular Development
- 4 Bedrooms (1 Ensuite)
- Spacious Lounge
- Superb Kitchen/Dining/Living Room
- South Facing Rear Garden
- Driveway, Additional Parking Space & Garage
- No Upward Chain



ENTRANCE HALL

With door to front aspect, stairs to first floor, built-in storage cupboard, radiator.

CLOAKROOM

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

LOUNGE

With double glazed window to front aspect, television point, radiator.

KITCHEN/DINING/LIVING ROOM

Fitted with a range of wall and base level storage units and drawers, together with Quartz work surfaces and undermounted sink, fitted appliances including Bosch electric double oven, gas hob and extractor hood, dishwasher, washing machine and fridge/freezer, cupboard housing gas fired central heating boiler, double glazed window and French doors to rear garden, radiator.

FIRST FLOOR LANDING

With access to loft, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to front aspect, radiator.



BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to side aspect, heated towel rail.

OUTSIDE

Gated pedestrian access leads to the rear of the property where there is a south facing garden which is mainly laid to lawn, together with a paved patio.

To the side of the house there is a driveway providing parking for 2 cars and leading to a single garage with up and over door.

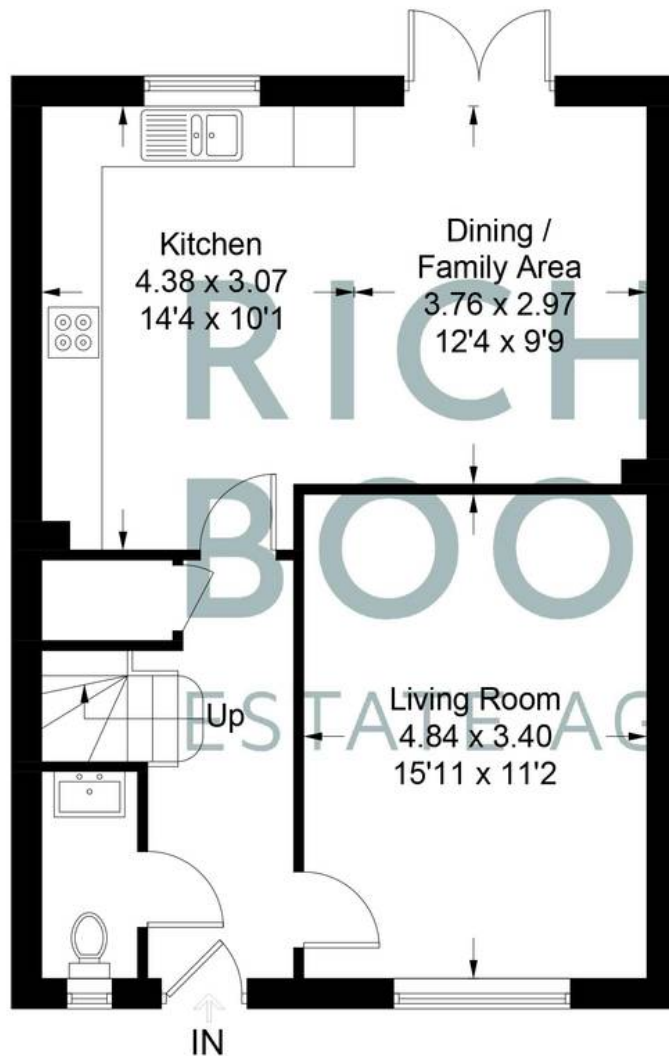
Opposite the house there is a further parking space



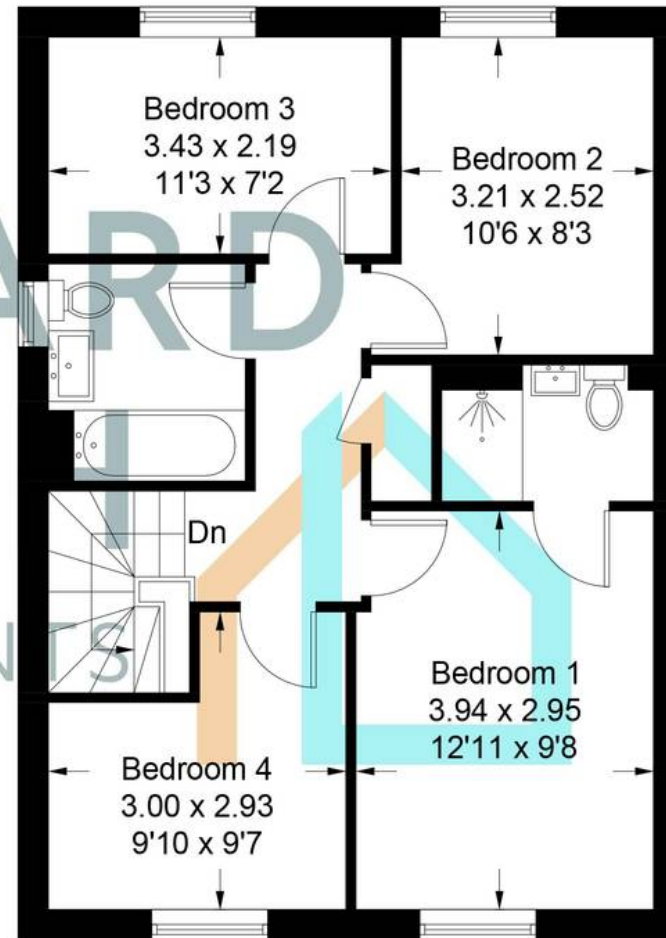




Approximate Gross Internal Area
Ground Floor = 52.2 sq m / 562 sq ft
First Floor = 51.9 sq m / 559 sq ft
Total = 104.1 sq m / 1121 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1314170)



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