Tree Tops, Ely Road, Queen Adelaide, Ely CB7 4TZ

Pocock + Shaw

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A rare opportunity to acquire a good sized four bedroom detached family home situated on approx. 1/3 of an acre plot with ample parking, large games room/outbuilding with aircon and offered for sale with no upward chain.

- Lounge & Kitchen/Diner
- Utility Room & Shower Room
- Four Double Bedrooms
- Family Bathroom
- Large Games Room/Outbuilding with Aircon & Heating
- Air Source Heat Pump
- Double Garage & Ample Parking
- Countryside Views to Rear
- No Upward Chain

Guide Price: £475,000

QUEEN ADELAIDE is a small hamlet, which is situated about half a mile from the Cathedral City of Ely.

ENTRANCE PORCH Entrance door into entrance porch with staircase rising to first floor, laminate flooring and door leading to:-

LOUNGE 29'1" x 16'0" (8.87 m x 4.88 m) Dual aspect with windows to either side and windows to front aspect, feature fireplace with solid fuel burner, two radiators and door leading to:-

KITCHEN/DINER 22'6" x 13'7" (6.85 m x 4.13 m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink unit with mixer tap over. Built-in dishwasher, electric hob with extractor over, built-in double oven, built in fridge and built in freezer. Laminate flooring, double patio doors opening to raised patio, breakfast bar and radiator. New double glazed windows to rear and side aspects and door leading to:-

UTILITY ROOM with door leading to rear, double glazed window to side aspect, fitted with a range of base units with work surfaces over, sink unit, plumbing for washing machine and space for tumble dryer.

DOWNSTAIRS SHOWER ROOM Fitted with a three-piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, vinyl flooring and heated towel rail.

FIRST FLOOR LANDING with built-in storage cupboard and built-in airing cupboard.

BEDROOM ONE 14'8" x 14'4" (4.47 m x 4.37 m) with double glazed window to front aspect, single radiator and walk-in double wardrobe with hanging rails & shelving.

BEDROOM TWO 14'8" x 14'3" (4.47 m x 4.34 m) with double glazed window to rear aspect, built-in storage cupboard, radiator.

BEDROOM THREE 14'5" x 12'2" (4.40 m x 3.70 m) with double glazed window to rear aspect, built-in wardrobe, radiator.

BEDROOM FOUR 11'5" x 10'11" (3.49 m x 3.33 m) with double glazed window to front aspect, radiator.

FAMILY BATHROOM Fitted with a three-piece suite comprising low level WC wash hand basin and bath. Tiled splashbacks vinyl flooring and heated towel rail.

EXTERIOR To the front is a large block paved and concreted area allowing off-road parking for numerous cars, side driveway in turn leads to gated access to the rear.

The rear garden is of excellent size and has been sectioned off to create four different areas. Directly behind the back of the property is a raised patio area and steps leading down to an enclosed BBQ area. Side gated access then leads to a secure play area.
Directly behind these two zones is a further large gravel area allowing further parking for numerous cars, the games room as well as the double garage. The gym/games room has two glazed windows to front aspect, an air-conditioning unit there, built-in storage area and door to the double garage which has remote control rolling door. A further area has an old barn and has potential to be converted into an outside office or a play area.

GAMES ROOM/OUTBUILDING 31'1" x 25'3" (9.47 m x 7.69 m)

AGENTS NOTE The property has been fitted with a new heating system / air source heat pump since the last EPC was carried out.

Tenure The property is Freehold

Council Tax Band D **EPC** E (48/77)

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.