



1 Darwin Close, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£595,000

# 1 Darwin Close

Ely

This impressive five bedroomed linked house occupies a generous corner plot and offers substantial accommodation ideal for family living and with annex potential.

The property is thoughtfully arranged across two floors and features five well-proportioned bedrooms, including a substantial principle bedroom, a double bedroom with en-suite facilities, and two further bathrooms for convenience.

The ground floor comprises a spacious kitchen and dining area, complemented by a separate utility room, as well as a comfortable lounge, a dedicated study, and an additional dining room, providing flexible spaces for both relaxation and entertaining.

With excellent annexe potential (benefiting from a separate access point), this home is well suited for multigenerational living, those seeking a self-contained workspace or potential rental income.

A driveway and double carport offer secure off-street parking and the house sits within a corner plot with attractive gardens to front and rear, whilst the proximity to St Johns School makes this a particularly attractive option for families.

To fully appreciate the layout and potential a viewing is highly recommended.



# 1 Darwin Close

Ely

Council Tax Band: F

EPC: TBC

Tenure: Freehold

- Substantial Family Home On A Corner Plot
- 5 Bedrooms (1 En-suite)
- 2 Further Bathrooms
- Kitchen/Dining Room & Utility
- Lounge, Study & Dining Room
- Excellent Annex Potential With Separate Access
- Driveway & Double Carport
- Front & Rear Gardens
- Convenient For St Johns School



### Entrance Hall

With door to front, stairs to first floor, radiator.

### Study

With double glazed window to front, radiator.

### Dining Room

With double glazed window to front, radiator.

### Cloakroom

With low level WC, wash basin, radiator.

### Lounge

With double glazed French doors to rear garden, open fire with timber surround, television point, two radiators.

### Kitchen/Dining Room

With double glazed window and French doors to rear, fitted with a range of wall and base level storage units, drawers and worksurfaces, built in electric oven, gas hob and extractor hood, radiator.

### Utility

With a range of fitted storage units and worksurfaces, sink unit and drainer, plumbing for washing machine, double glazed window to side.

### Landing

With access to loft, double glazed window to front, radiator.

### Bedroom 1/Potential Annex

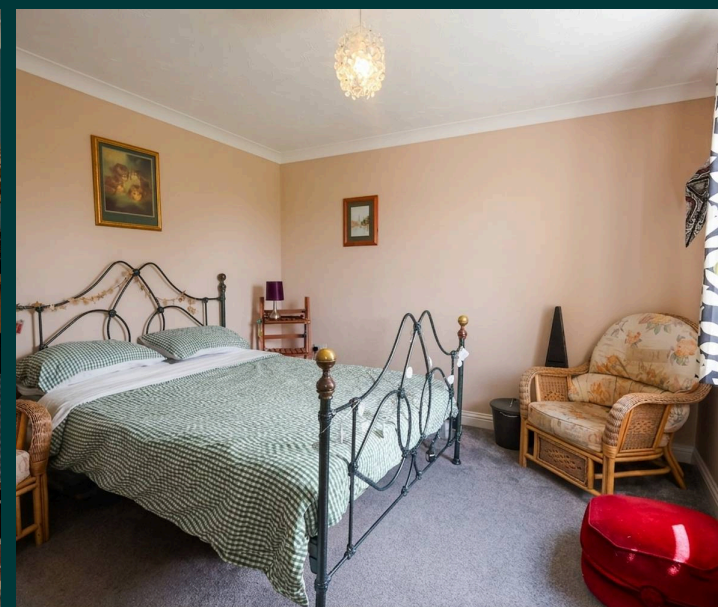
With double glazed windows to front and rear, walk in wardrobe, access to loft, two radiators.

### Side Landing

With double glazed window to front and stairs leading down to ground floor.

### Second Bathroom

With low level WC, wash basin, panelled bath, radiator.



### Separate Ground Floor Hall

This could also be used as a study area and has a double glazed window, door into the driveway and radiator.

### Bedroom 2

With double glazed window to rear, two pairs of double wardrobes, radiator.

### En-suite

With double glazed window to rear, shower cubicle, wash basin, low level WC, radiator.

### Bedroom 3

With double glazed window to front, radiator.

### Bedroom 4

With double glazed window to rear, radiator.

### Bedroom 5/Office

Interconnecting between the landing and bedroom 1. With double glazed window to front, radiator.

### Bathroom

With bath with shower attachment from the taps, low level WC, wash basin, radiator.

### Agents Note

In 2020 the vendor noticed signs of movement to an area at the front of the house and duly made an insurance claim. Investigations showed that the movement had been caused by subsidence due to root-induced clay shrinkage. At the instruction of the insurer the offending vegetation was removed and the property repaired. A Certificate of Structural Adequacy was then issued, a copy of which can be supplied upon request.



## Outside

To the front there is an excellent corner plot which is mainly laid to lawn and enclosed by mature hedging. Access via the carport leads to the rear and side garden which is mainly laid to lawn together with a patio and planted borders.

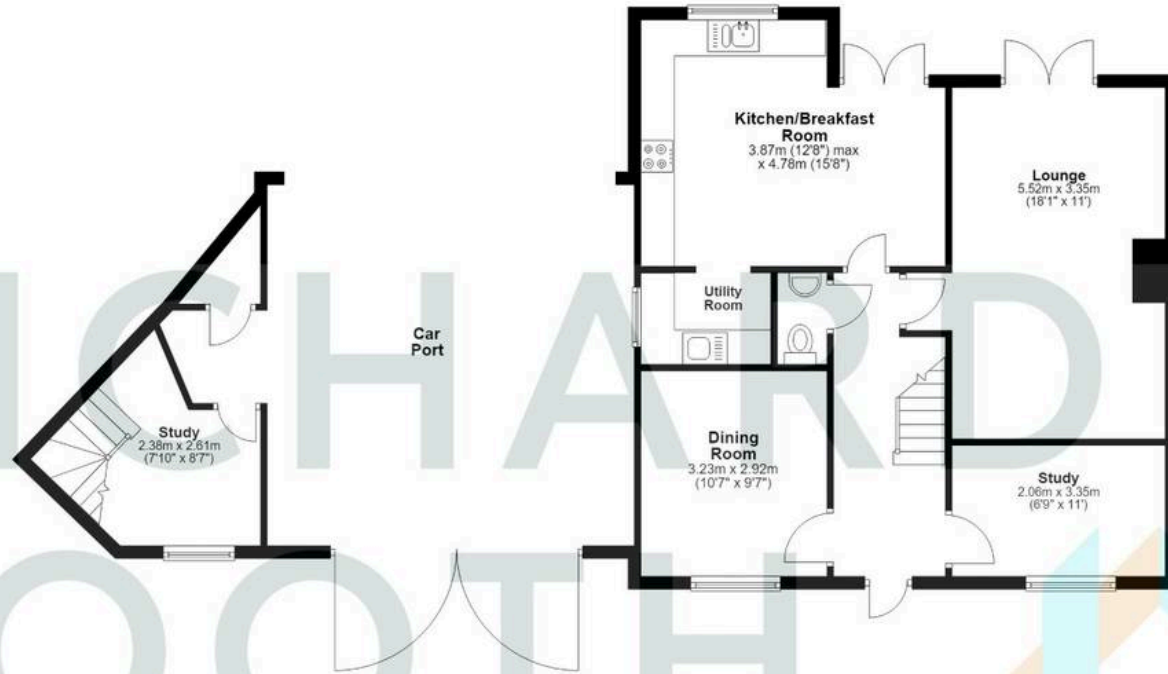
There is a spacious driveway providing ample side by side parking and leading to a double gated carport.







**Ground Floor**  
Approx. 74.8 sq. metres (804.8 sq. feet)  
(including Car Port)



**First Floor**  
Approx. 112.2 sq. metres (1208.9 sq. feet)



Total area: approx. 187.0 sq. metres (2012.9 sq. feet)



## Richard Booth Estate Agents

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