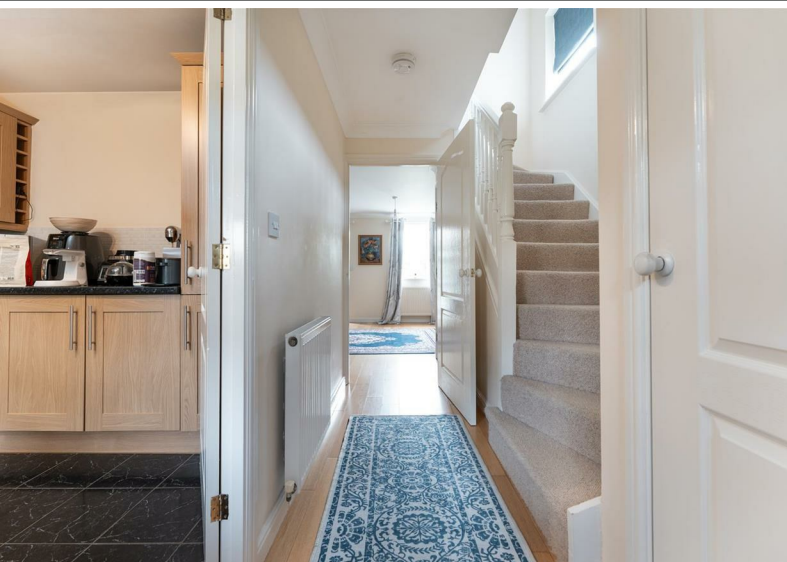


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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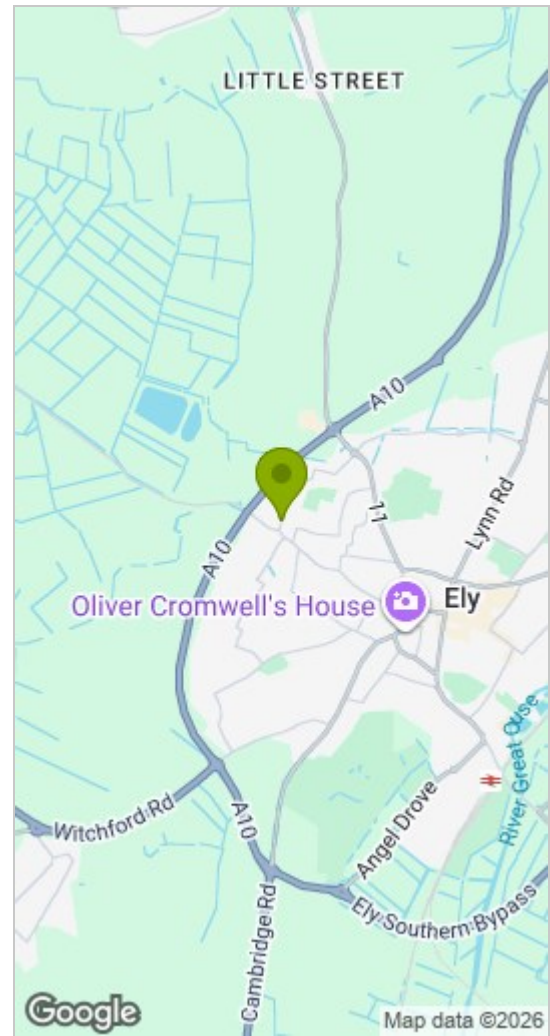
11 Columbine Road, Ely, CB6 3WL
Offers Over £350,000





Total floor area: 110.0 sq.m. (1,184 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Immaculately presented throughout
- Spacious sitting room opening into a conservatory
- Ground floor cloakroom/WC
- Principal suite with walk-in dressing area and en-suite shower room
- Walking distance to Ely city centre
- Three-bedroom townhouse arranged over three floors
- Oak shaker-style fitted kitchen with integrated appliances
- Sitting room with large under stairs cupboard
- Garage located to the rear of the property
- Excellent schools and commuter links nearby

Presented to an exceptional standard throughout, this superb three-bedroom townhouse offers stylish and spacious accommodation arranged over three floors, making it an ideal home for families, professionals and commuters alike.

The property welcomes you into a bright and inviting entrance hall with a convenient ground floor cloakroom. The well-appointed oak shaker-style kitchen is fitted with a range of integrated appliances including a double electric oven, five-burner gas hob, fridge/freezer and washing machine.

To the rear of the property, the generous sitting room provides an excellent living space which opens into a delightful conservatory, currently used as a dining area. Flooded with natural light, the conservatory overlooks the attractive, low-maintenance enclosed rear garden.

The first floor offers two well-proportioned bedrooms, including a spacious double bedroom with fitted wardrobes and a further bedroom benefiting from additional built-in storage. These are served by a contemporary family bathroom fitted with a shower over the bath.

The second floor is the impressive principal suite, featuring a generous double bedroom, a substantial walk-in dressing area with fitted wardrobes and a beautifully appointed en-suite shower room.

Externally, the property enjoys an attractive enclosed rear garden designed for low-maintenance living and a garage situated to the rear of the property, offering secure parking and additional storage. Further benefits include UPVC double glazing and gas central heating throughout.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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