

Lynn Road, Ely, CB6 1DA

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Lynn Road

Ely,
CB6 1DA

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Guide Price £900,000



- No Onward Chain
- Exceptional Architect-Designed Detached Bungalow
- 3 Bedrooms
- Ample Off-Road Parking & Garage
- Generous Plot
- Freehold / Council Tax Band E / EPC Rating TBC

Cheffins is delighted to bring to the market this bungalow designed by an award-winning local architect, occupying a generous plot in a highly convenient location on Lynn Road, within easy reach of Ely city centre. Tucked away and approached via an attractive gravelled and stone-laid driveway, this property is a true hidden gem, offering a wonderful combination of distinctive architectural features, versatile accommodation and beautifully established gardens.

The accommodation includes a sitting room, dining room, three bedrooms, utility room and garage, arranged across three interconnected sections of the house. Vaulted ceilings, light wells and large south-facing windows create bright living spaces, while sliding glass doors provide direct access to the garden. Many of the principal rooms enjoy views across the south-facing gardens towards Ely Cathedral.

Offered for sale with no upward chain, this distinctive and individually designed home presents a rare opportunity to acquire a thoughtfully designed home by one of Britain's best-known residential architects, combining practical single-storey living with views of Ely Cathedral and easy access to the city's amenities.









LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities. The recently opened Ely Leisure Village incorporates a sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline railway station which provides regular services to Cambridge, London, King's Lynn, Norwich and Peterborough.

DESCRIPTION CONTINUED

Designed by award-winning architects Meredith Bowles and Mole Architects, Fiddlers Green is an architect-designed home in the centre of Ely, built in 2003 as a bespoke retirement property. Extending to approximately 1,750 sq ft, the house was created with long-term accessibility in mind, with level flooring throughout and carefully considered living spaces arranged across a single storey.

Constructed from insulated prefabricated timber panels, the property incorporated a number of innovative features when it was built, including a heat pump and an automated sun-shading system designed to regulate internal temperatures during warmer weather.

Upon entering, the welcoming entrance hallway provides useful storage cupboards and leads through to a range of well-proportioned reception and living spaces. These include a separate dining room/sunroom, featuring sliding doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. The kitchen/dining room provides further space for everyday family life and entertaining, while the impressive living room is a particular highlight, boasting a high vaulted ceiling and sliding doors overlooking the garden. A separate study offers an ideal space for home working or quiet retreat.

The bedroom accommodation comprises three generous double bedrooms, served by two bathrooms, both benefitting from a bath and separate shower facilities. Further practical accommodation includes a useful utility room.
Outside, the property is approached via a stone-laid and gravelled driveway, providing ample off-road parking and leading to the property and garage. The generous plot is complemented by a well-established and beautifully presented herbaceous garden, offering an attractive setting and a wonderful sense of privacy. Additional benefits include a greenhouse, ideal for keen gardeners.

Conveniently positioned on Lynn Road, the property is ideally placed for access to the historic city centre of Ely, with its excellent range of independent shops, restaurants, cafés and amenities, together with its mainline railway station providing connections to Cambridge and London.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

Please note that the property is on the Cambridgeshire's Local Heritage List.























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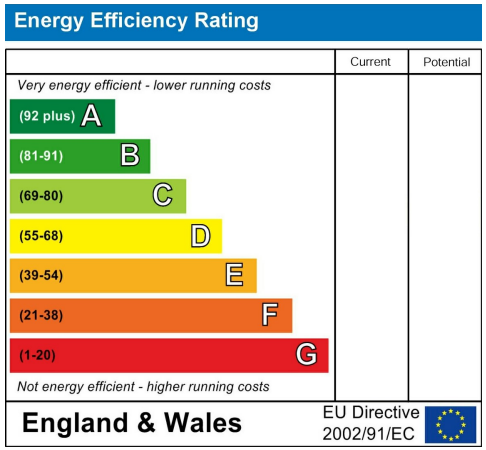




















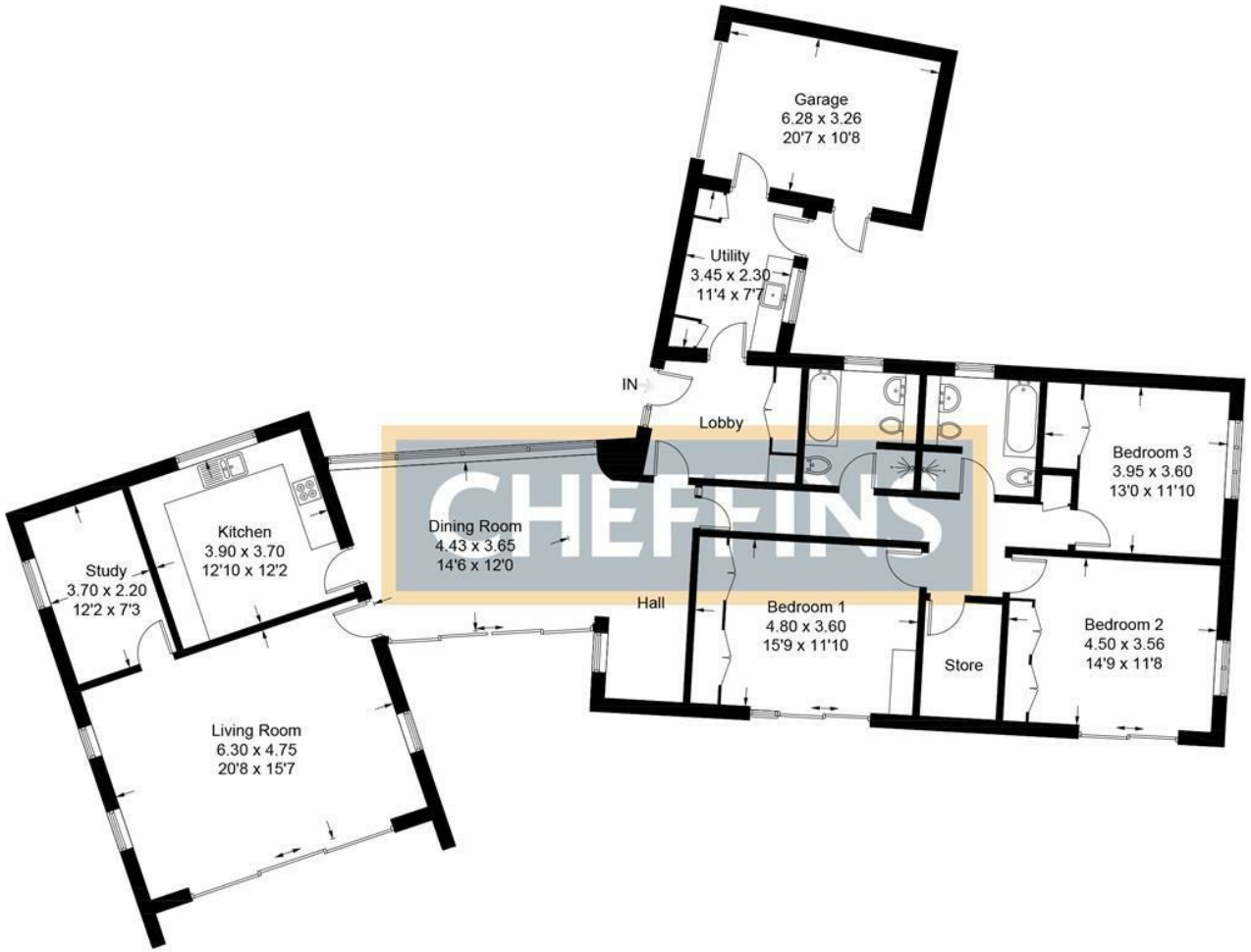
Guide Price £900,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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Approximate Gross Internal Area = 180.1 sq m / 1939 sq ft (Excluding Garage)



Ground 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.(ID1345229)

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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