

Total area: approx. 201.9 sq. metres (2172.8 sq. feet)



Ground floor

First floor

T Payne & Co
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High Street, Ely, Cambs, CB6 2AW

Village Location - Detached House on a Substantial Plot - Impressive, Beautifully Maintained Gardens - 4 Double Bedrooms - Kitchen & Utility Room - 3 Reception Rooms - 2 Bathrooms, Separate WC & Ground Floor WC - Garage & Driveway Parking For Several Vehicles - Must Be Viewed! - Call To View (01354) 696700

£575,000



Ground Floor

Enclosed Porch
Entrance door, wooden flooring, door to sitting room and double door to the hall.

Sitting Room
4.26m (14') x 3.80m (12'6")
Double glazed window to side, radiator, built-in cupboards and shelving and wooden flooring.

Hall
Wooden flooring, stairs to first floor, under-stairs storage cupboard and doors to:

Lounge 6.01m (19'9") x 3.65m (12')
Double glazed window to side, fireplace with electric flame effect fire, two radiators and double glazed tri-fold doors with beautiful view of the rear garden.

Dining Room
3.64m (11'11") x 3.64m (11'11")
Double glazed window to rear, wooden flooring, serving hatch and radiator.

WC
Fitted with a two piece suite comprising of WC and pedestal wash hand basin, part tiled walls, heated towel rail, wooden flooring and window to front.

Kitchen/Breakfast Room
3.62m (11'11") x 3.41m (11'2")
Fitted with a matching range of base and eye level units with worktop space over, 2+1/2 bowl stainless steel sink with

tiled splashbacks, plumbing for dishwasher, space for cooker with extractor hood over, double glazed window to rear, radiator, vinyl flooring and door to:

Rear Lobby
2.79m (9'2") x 1.53m (5')
Tiled flooring with underfloor heating, sliding door to utility, door to side and door to garage.

Utility Room
3.64m (11'11") x 2.79m (9'2")
Fitted with a matching range of base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, tiled flooring with underfloor heating and double glazed window to side.

First Floor

Landing
Stairs to ground floor, double glazed window to front and doors to:

Master Bedroom
6.01m (19'9") x 3.65m (12') max
Two double glazed windows to rear, double glazed window to side, built-in wardrobe with sliding door and radiator.



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Bedroom 2
4.32m (14'2") x 3.81m (12'6")
Double glazed window to side, built-in wardrobes with sliding door and radiator.

Bedroom 3
4.05m (13'3") x 3.50m (11'6")
Double glazed window to rear, cupboard with built-in wardrobe with sliding doors and radiator.

Bedroom 4
3.56m (11'8") x 3.18m (10'5")
Double glazed window to rear, built-in wardrobe with sliding doors and radiator.

Bathroom
Fitted with two piece suite comprising, panelled bath with separate shower over and pedestal wash hand basin, part tiled walls, window to front, radiator and vinyl

flooring.
WC
Window to front, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, part tiled walls, radiator and vinyl flooring.

Bathroom 2
Fitted with two piece coloured suite comprising, panelled bath with separate shower over with folding screen and pedestal wash hand basin, part tiled walls, heated towel

rail, double glazed window to side, airing cupboard and vinyl flooring.
Outside
A spacious driveway provides off-road parking for several vehicles complimented by front gardens mainly laid to lawn with planted beds, mature trees and established shrubs, with a pathway leading to the front entrance door.

A side gate gives access to the beautifully maintained rear garden,

featuring an impressive lawn and well stocked borders filled with flowering plants and shrubs. This south facing garden further benefits from a summer house with a decked seating area, additional seating areas around the garden to fully appreciate its beauty, patio terrace, attractive arbour leading to the vegetable garden and timber shed.

Garage
Single garage with up and over door and

access from the main house.

EPC Rating: D



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