



**Elizabeth Way, Haddenham, Ely CB6 3SF**

**welcome to**

## **Elizabeth Way, Haddenham Ely**

A well proportioned detached bungalow situated at the end of a cul-de-sac offering three bedrooms, three reception rooms, two bathrooms and garage. Viewing highly recommended.

### **Entrance Hall**

With radiator, two storage cupboards, loft access and doors to:

### **Living Room**

15' 7" x 11' 2" ( 4.75m x 3.40m )

With radiator and double glazed window to front aspect.

### **Kitchen**

10' 7" x 9' 6" ( 3.23m x 2.90m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in eye level double oven, electric hob with extractor over, spaces for fridge/freezer, washing machine and further under counter appliance, wall mounted oil fired boiler, spot lighting, radiator, double glazed window to rear aspect, double glazed door to rear garden and door to:

### **Dining Room**

11' 2" x 9' 7" ( 3.40m x 2.92m )

With radiator, double glazed window to rear aspect and French doors with side windows opening to:

### **Conservatory**

12' 3" x 12' 1" ( 3.73m x 3.68m )

Built in a brick base with UPVC double glazing to three sides, radiator, power and lighting, double doors opening to rear garden.







### **Bedroom One**

13' 1" max x 11' 6" max ( 3.99m max x 3.51m max )

With radiator, built in double wardrobe, double glazed window to rear aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, part tiled, spot lighting and double glazed window to side.

### **Bedroom Two**

12' 3" max x 11' 6" max ( 3.73m max x 3.51m max )

With radiator, built in wardrobe and double glazed window to front aspect.

### **Bedroom Three**

10' 2" max x 7' 7" max ( 3.10m max x 2.31m max )

With radiator and double glazed window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, shaver point, part tiled, spot lighting, extractor and double glazed window to front.

### **Outside**

To the front of the property there is a shallow garden laid to gravel and slate with a driveway for two cars and a detached garage. The rear garden has an initial paved patio area adjacent to the conservatory and opens to a lawned garden fully enclosed by fencing.

### **Agents Note**

The heating to the property is oil. Please contact the branch for further details.



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## Elizabeth Way, Haddenham, Ely

- Detached Bungalow
- Three Reception Rooms
- Three Bedrooms
- En-suite To Bedroom One
- Garage & Driveway

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

offers over

**£335,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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Property Ref:

ELY109834 - 0005

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