



15 Briar Grove, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£400,000

15 Briar Grove

Ely

This spacious four-bedroom mid-terraced townhouse offers generous and versatile accommodation, thoughtfully remodelled and updated to suit modern family living.

Situated within a popular development close to St Johns School, the property provides an ideal blend of convenience and comfort.

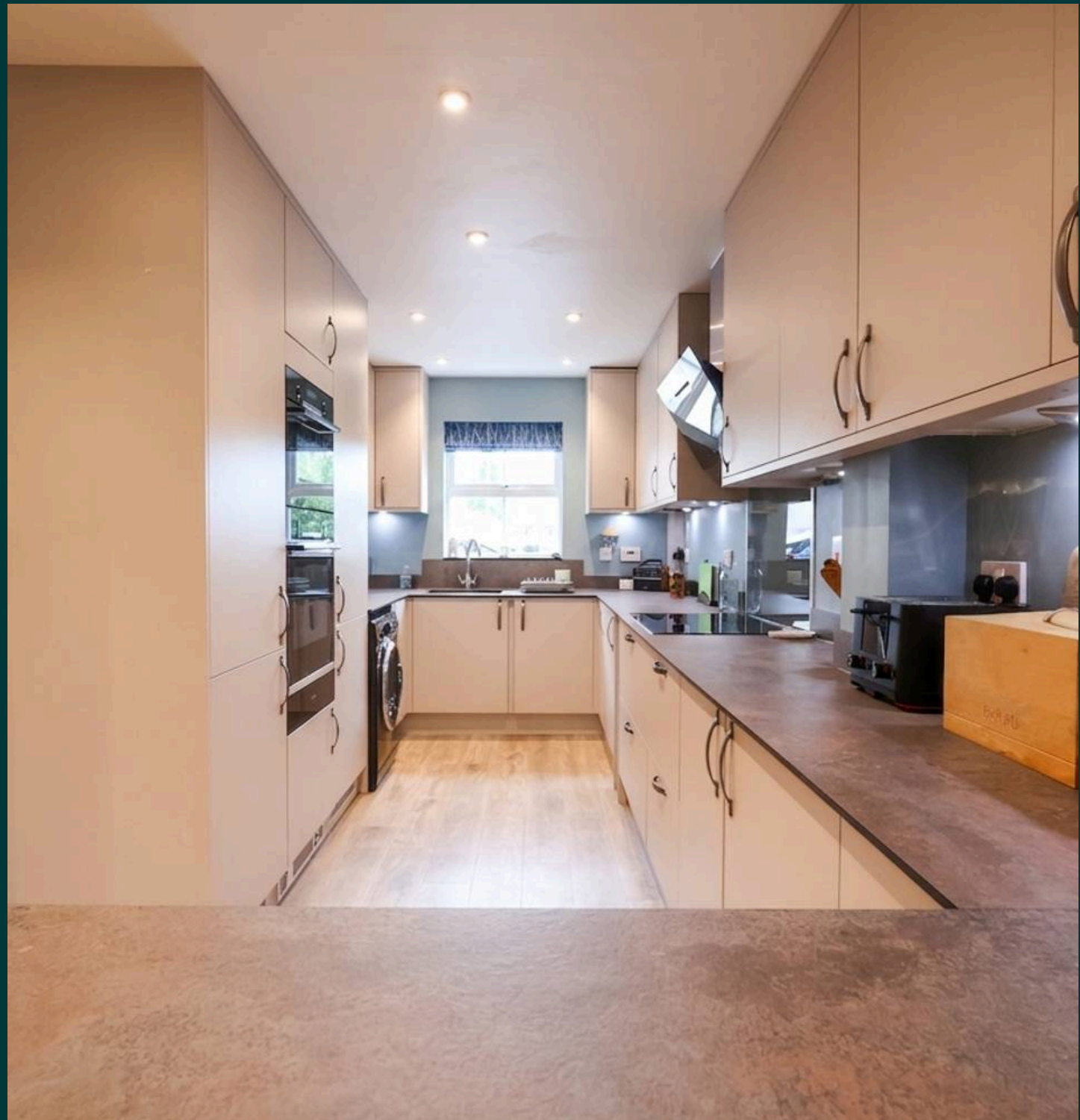
The heart of the home is a stunning open plan kitchen, dining, and living area, designed to create a welcoming and sociable environment for both entertaining and day-to-day life. The contemporary kitchen features modern units, ample worktop space, and quality integrated appliances, while the adjoining dining/living area provides a flexible layout ideal for family meals.

A separate lounge offers an additional living space, perfect for relaxing or enjoying quiet evenings.

The four well-proportioned bedrooms are arranged across the upper floors, providing excellent accommodation for families or those seeking space to work from home. The principal bedroom is particularly spacious, and all bedrooms are served by a modern family bathroom as well as a separate shower room (ideal for busy mornings or guests).

Additional features include gas central heating and double glazing and the property also benefits from a well maintained garden, driveway and garage.

Viewing is strongly recommended to fully appreciate the space, style, and quality of accommodation on offer.





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Ely

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Cleverly Remodelled & Updated Townhouse
- 4 Bedrooms
- Bathroom & Shower Room
- Superb Open Plan Kitchen/Dining/Living Area
- Separate Lounge
- Well Maintained Garden, Driveway & Garage
- Popular Development Close To St Johns School



Entrance Hall

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

Cloakroom

With low level WC, wash basin, double glazed window to front, radiator.

Open Plan Kitchen/Dining

This room has been formed by the original kitchen and lounge/dining room being knocked into one to create an excellent open plan kitchen and dining space. The kitchen area has been refitted to include a range of wall and base level units, drawers and worksurfaces, integrated dishwasher, fridge/freezer, Bosch electric oven with warming drawer, combination oven and induction hob with extractor, sink unit and drainer, double glazed window to front, understairs cupboard and radiator. Bifold doors separate this room and the lounge.

Lounge

With bifold doors onto garden, part vaulted ceiling with two Velux windows, underfloor heating.

Landing

With stairs to second floor, study area, double glazed window to front, built in cupboard, radiator.

Bedroom 1

With double glazed window to rear, a range of fitted wardrobes, radiator.

Bathroom

With low level WC, wash basin, panelled bath with shower above, heated towel rail.

Bedroom 2

With double glazed window to front, radiator.



Second Floor Landing

Shower Room

With modern suite comprising shower cubicle, two drawer vanity unit with wash basin, low level WC, Velux window, heated towel rail.

Bedroom 3

With double glazed window to front, built in cupboards, access to loft, radiator.

Bedroom 4

With Velux window to rear, fitted cupboards and shelves, radiator.

Outside

At the rear of the house is a well maintained lawned garden with a patio and planted beds.

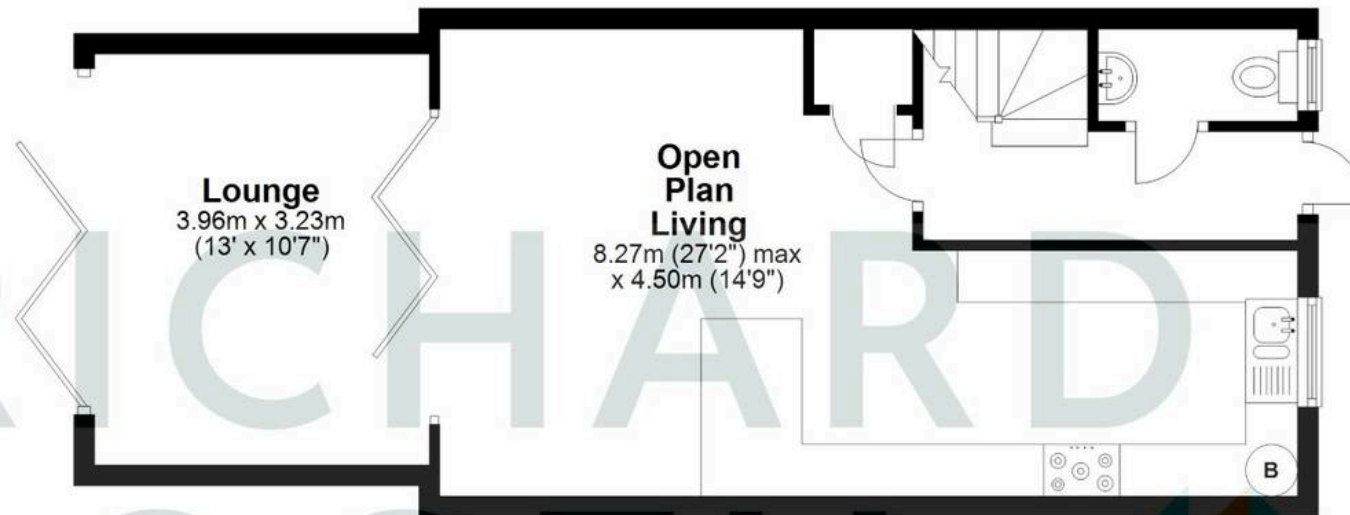
Gated access at the rear of the garden leads to the driveway and single garage with metal up and over door.





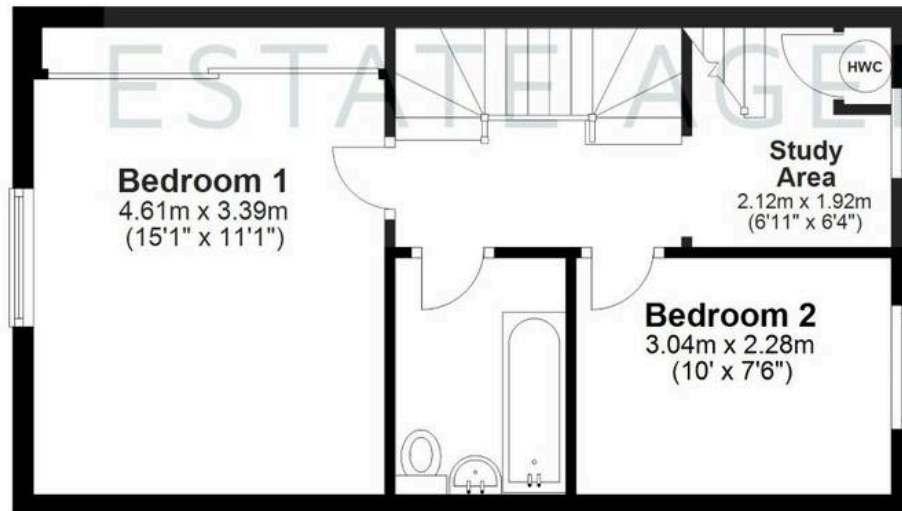
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



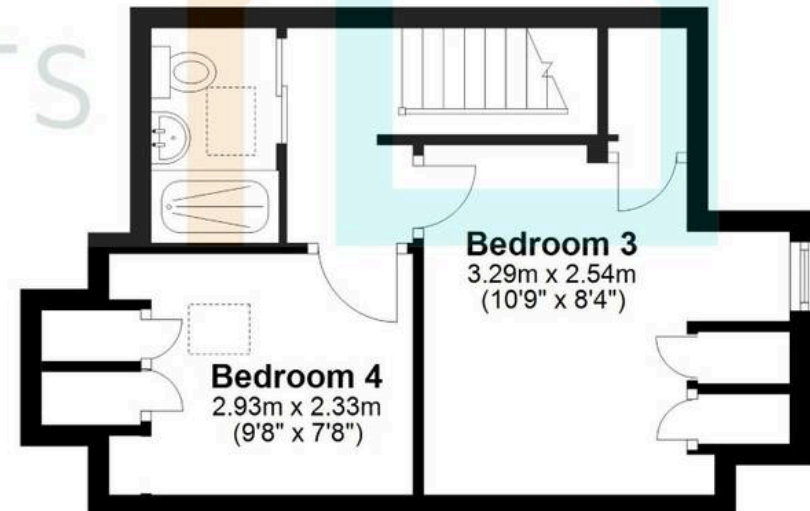
First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Second Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 114.5 sq. metres (1232.6 sq. feet)



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