



The Chase, Ely, Cambridgeshire CB6 3DS

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The Chase, Ely, Cambridgeshire CB6 3DS

A well-presented four bedroom detached home situated on a generous plot in a small private cul-de-sac location close to the City centre.

- Entrance Lobby & Hall
- Sitting Room
- Open Plan Kitchen/Dining Room/Snug
- Garden Room/Conservatory
- Utility Room & Cloakroom
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden

Guide Price: £495,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE LOBBY with entrance door to front aspect, ceramic tiled flooring, useful built-in storage.

ENTRANCE HALL with staircase rising to first floor, feature radiator, wood flooring.

SITTING ROOM 13'3" x 12'10" (4.05 m x 3.90 m) with double glazed window to front aspect, feature radiator, useful understairs storage cupboard, electric coal effect fire with surround.

OPEN PLAN KITCHEN/DINING ROOM 23'11" x 12'8" (7.30 m x 3.85 m)

KITCHEN AREA Fitted with an attractive range of wall and base units with solid wood work surfaces over, inset four ring Bosch gas hob with extractor canopy over, built-in eye level Bosch oven and microwave. Matching island with inset 1 & 1/2 bowl stainless steel single drainer sink tap with mixer tap, further base units, wine rack and matching wood work surfaces. Space for fridge freezer, plumbing and space for dishwasher. Two double glazed windows to side aspect, ceramic tiled flooring and opening to:- **DINING AREA/SNUG** with patio doors opening to Conservatory, double glazed window to rear. Two radiators, feature solid fuel burner, wood flooring.

GARDEN ROOM/CONSERVATORY 10'4" x 8'0" (3.15 m x 2.45 m) with double glazed windows and doors, radiator, ceramic tiled flooring and pitched polycarbonate roof.

UTILITY ROOM with double glazed window to rear aspect and double glazed patio doors opening to side terrace. Fitted with base units, inset stainless steel single drainer sink unit with mixer tap over, tiled splashbacks. Plumbing and space for washing machine, space for tumble dryer, ceramic tiled flooring, extractor fan, radiator. Built-in double door pantry style cupboard. Wall mounted gas boiler serving the central heating and hot water systems.

CLOAKROOM with opaque double glazed window to side aspect. Two piece suite comprising wash hand basin and WC. Ceramic tiled flooring.

BEDROOM ONE 17'1" x 8'2" (5.20 m x 2.50 m) with double glazed window to rear aspect. Radiator, laminate flooring, door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, opaque double glazed window to front aspect.

BEDROOM TWO 12'6" x 9'6" (3.80 m x 2.90 m) with double glazed window to front aspect. Radiator, laminate flooring.

BEDROOM THREE 11'8" x 8'10" (3.55 m x 2.70 m) with double glazed window to rear aspect. Radiator. Built-in airing cupboard with slatted shelves and water cylinder.

BEDROOM FOUR 6'9" x 6'3" (2.05 m x 1.90 m) with double glazed window to front aspect. Radiator. Useful over stair storage cupboard.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and 'P' shaped bath with touch sensitive shower over. Mermaid boarding, shaver point, opaque double glazed window to rear aspect. Extractor fan.

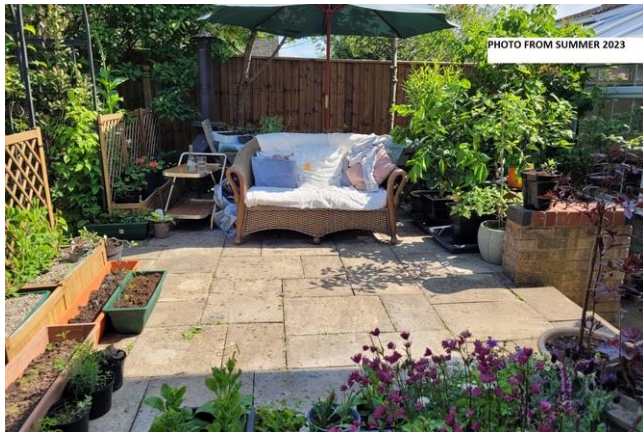
EXTERIOR To the front of the property is a block paved driveway providing off road parking for numerous vehicles with feature plant and shrub borders and which in turn leads to the **GARAGE**.

The rear garden is of a good size and offers an excellent level of privacy - it is fully enclosed by wood panel fencing and predominantly laid to lawn with feature patio area and tree line to the rear.

AGENTS NOTE - the garden photographs were taken in the summer of 2023.

Tenure The property is Freehold
Council Tax Band C **EPC** To Follow
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.