



Low Road, Queen Adelaide, Ely, CB7 4UQ

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Low Road, Queen Adelaide, Ely, Cambridgeshire, CB7 4UQ

A charming five bedroom detached home situated on a generous plot in the small hamlet of Queen Adelaide less than ½ mile from the City of Ely.

- Detached Family Home
- Five Bedrooms & Three Bath/Shower Rooms
- Dressing Room / Nursery
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Established Rear Garden
- Driveway Parking & Double Cart Lodge
- Plot of Approx. ½ Acre (STS)
- Far Reaching Countryside Views

Guide Price: £645,000



QUEEN ADELAIDE is a small hamlet, which is situated about half a mile from the Cathedral City of Ely.

ENTRANCE HALL with staircase rising to first floor and galleried landing overlooking the hallway, tiled floor, storage cupboard housing the controls for the ground floor underfloor heating system.

LOUNGE 16'2" x 14'0" (4.93 m x 4.26 m) with double glazed window to rear, feature multi-fuel cast iron stove, jointly supplying the central heating system with the oil fired central heating boiler, timber mantle and oak flooring.

KITCHEN/BREAKFAST ROOM 19'11" x 13'0" (6.08 m x 3.97 m) Fitted with a range of matching wall and base units with drawers and complementary work surfaces over, tiled splashbacks, inset single drainer sink unit with mixer taps, pull out carousel unit, fitted oven, hob and extractor fan, integral dishwasher and fridge freezer, tiled floor, double glazed window to front, French doors leading through to the side aspect where there is a covered seating area, door through to:-

UTILITY ROOM 9'10" x 6'9" (3.00 m x 2.06 m) Fitted with wall and base units, inset single drainer sink unit with mixer taps, storage cupboard, tiled floor, space for freestanding freezer and washing machine, Grant oil fired boiler supplying dual central heating system.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

DINING ROOM 10'9" x 9'2" (3.28 m x 2.79 m) with tiled floor and French doors leading through to the decked area and rear garden.

GROUND FLOOR PRINCIPAL BEDROOM 16'2" x 15'0" (4.93 m x 4.56 m) With double glazed window to rear, understair storage cupboard. Door to:-

EN-SUITE BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath. Extractor fan, mirror light, tiled floor, shaver point.

STUDY 15'10" x 7'3" (4.82 m x 2.21 m) with two double glazed windows to front.

GROUND FLOOR SHOWER ROOM with double glazed window to side aspect, fitted with a three piece suite comprising low level WC, shower cubicle and wash hand basin.

FIRST FLOOR GALLERIED LANDING with fitted storage cupboard and access to loft space.

BEDROOM TWO 14'6" x 10'2" (4.41 m x 3.11 m) with double glazed window to rear, storage cupboard, radiator.

EN-SUITE WC with window to rear, fitted with a low level WC and wash hand basin.

BEDROOM THREE 11'3" x 10'3" (3.42 m x 3.12 m) with window to rear aspect, storage cupboard, radiator.

BEDROOM FOUR 12'10" x 9'11" (3.90 m x 3.01 m) with window to front aspect, storage cupboard, radiator and interconnecting door into :-
DRESSING ROOM / NURSERY measuring 13' 7" x 10' 12 (4.15m x 3.06m) with restricted head height, window to rear and radiator.

BEDROOM FIVE with window to front aspect, storage cupboard, radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, inset wash hand basin, panel enclosed bath with shower attachment over and shower screen, shaver point, radiator, extractor and spotlights.

EXTERIOR The property is accessed via an in-and-out gravelled driveway, which in turn leads to a double cart lodge with electricity connected, providing ample off road parking. The property sits in a plot of approximately half an acre (STS) with an attractive rear garden having an established lawn and a variety of plants, shrubs and fruit trees and backs onto neighbouring farmland with attractive views.

Solar Panels to front of property - comprising 26 x 380w solar panels with an estimated 9,680 kWh production per year and connected to a 13kWh Growatt battery.

Tenure The property is Freehold

Council Tax Band E **EPC** A (92/100)

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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. All measurements are approximate. (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.