



Branch Bridge, Queen Adelaide, Ely, CB7 4UG

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A stunning character home, formerly The Toll House, now a beautiful three bedroom detached home with fantastic views over the river towards Ely Cathedral and only 2 & 1/2 miles to Littleport train station and 4 miles from Ely. There is also planning permission for an office/garage and mooring rights.

- Detached Character Home
- Situated Adjacent to the River Great Ouse
- Generous Accommodation
- Three Double Bedrooms
- First Floor Open Plan Kitchen/Family Room
- Lawned Garden & Parking
- Superb Views of River & Surrounding Countryside
- No Upward Chain

Guide Price: £450,000



QUEEN ADELAIDE is a small hamlet, which is situated about half a mile from the Cathedral City of Ely. The Toll House is situated in a riverside location which lies approximately 4 miles from Ely where there is an excellent range of shopping facilities, schools, various sporting and social activities including Ely Leisure Village incorporating a sports centre, swimming pool, multi-screen cinema and restaurants. Ely also has a mainline railway station connecting to Cambridge and London.

ENTRANCE HALL with staircase rising to first floor and under stairs storage cupboard. Radiator.

BEDROOM ONE 15'10" x 11'5" (4.83 m x 3.49 m) with feature original ornamental Victorian fireplace, windows to front and side aspects, radiator.

BEDROOM TWO 11'7" x 11'5" (3.54 m x 3.49 m) with window to front aspect, fitted wardrobes, radiator

BEDROOM THREE 11'10" x 9'7" (3.61 m x 2.92 m) with window to side aspect, radiator.

FAMILY BATHROOM Fitted with a contemporary suite comprising pebble shape bath with central tap, walk-in shower cubicle, wash hand basin with cupboard under, Victorian tiled floor, heated towel rail, spotlights, extractor fan and low level WC.

FIRST FLOOR OPEN PLAN KITCHEN/FAMILY ROOM
27'8" x 21'7" (8.44 m x 6.58 m)

KITCHEN AREA fitted with white gloss and blue matt contemporary wall units, base units and drawers with complimentary worksurfaces over, inset 1 & 1/4 single drainer sink unit with mixer taps, fitted oven, microwave, hob and extractor fan, integrated fridge/freezer, cupboard housing recycle bins, central island unit with breakfast bar, wine rack, integral dishwasher, wood effect Karndean flooring, spotlights, radiators, access to loft with ladder.

FAMILY AREA having feature fireplace with log burner, spotlights, two sets of French doors leading onto a glass bordered balcony giving superb views of the river and surrounding countryside.

UTILITY/CLOAKROOM with low level WC, wash hand basin, space for washing machine/tumbler drier.

EXTERIOR The property has a lawned garden area with summer house. There is parking for approximately 3/4 vehicles, with the River Great Ouse being situated adjacent to the property there are superb opportunities for fishing, walking, bird watching etc.

The property has planning permission for an office / garage and mooring rights.

AGENTS NOTES The house has Calor Gas heating, aluminium windows, Argon double glazing and alarm system fitted.

Tenure The property is Freehold
Council Tax Band D **EPC** D (59/91)
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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.