



DAVID



41 Ely Road, Queen Adelaide, Ely, Cambridgeshire, CB7 4TZ

Queen Adelaide is a sought-after village located 4 miles east of Ely, Cambridgeshire. It offers a peaceful rural setting with a local pub, church, and primary school. Ely, known for its cathedral, provides shops, restaurants, and schools. The village benefits from excellent transport links, including a railway station with services to Cambridge and London, making it ideal for commuters. Cambridge is 15 miles away, with easy access to the A10 for wider road connections.

This stunning five-bedroom home, offering over 2,000 sq. ft. of accommodation, is built to a high specification and set on a generous plot. It provides exceptional versatility, making it perfect for a growing family. The spacious open-plan kitchen/breakfast room is ideal for modern living, while the master suite features a Juliet balcony, a walk-in dressing room, and a luxurious ensuite with 'his and hers' vanity units. Externally, the property boasts off-street parking and a beautifully landscaped rear garden that overlooks paddocks.

A spacious and well presented five-bedroom detached home with a generously sized rear garden.

Ground Floor

ENTRANCE HALL A welcoming space with wood-effect flooring, stairs rising to the first floor, and doors leading to:

SITTING ROOM A spacious reception room with a bay-fronted window to the front aspect.

STUDY/DINING ROOM A versatile space with a large window to the front aspect and a storage cupboard.

KITCHEN/BREAKFAST ROOM A stunning open-plan space with a range of base and wall units, complete with worktops and a breakfast bar overhang. The kitchen features a integrated appliances, including double electric ovens, microwave, wine cooler, dishwasher, and a 4-ring electric hob with an extractor above and also space for freestanding fridge/freezer. The inset sink with a mixer tap overlooks a window to the rear aspect and has an additional window as well as French doors leading to the rear garden. There is also ample dining space, with a door leading to:

UTILITY ROOM Matching base and wall units with worktops over, an inset sink overlooking the window to the rear, and space and plumbing for water appliances. There is also an additional storage cupboard, with a further door leading to:

CLOAKROOM With a tiled floor, a hand wash basin with a tiled backsplash, and a WC.

First Floor

LANDING Stairs rise to the second floor. A window to the front aspect and doors lead to:

MASTER BEDROOM A spacious master suite running the full length of the property, with a generous sleeping area and a Juliet balcony overlooking the rear garden. To the front of the property is a **DRESSING AREA** with fitted wardrobes and an additional storage cupboard. The space is completed by an **ENSUITE**, which is fitted with his and hers sinks, a WC, a double-width shower cubicle, and a heated towel rail.

BEDROOM 2 A spacious double bedroom with fitted wardrobes and a window to the rear aspect.

BEDROOM 3 Another double bedroom with fitted sliding wardrobes and a window to the front aspect.

BATHROOM With tiled flooring and a matching tiled side panel on the bath, complete with a shower over. The bathroom is fitted with a WC, hand wash basin, heated towel rail, and a window to the rear aspect.

Second Floor

LANDING With a Velux window to the rear aspect and doors leading to:

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BEDROOM 4 A spacious double bedroom with two Velux windows to the rear aspect. There is also access to the loft storage space.

BEDROOM 5 With a Velux window to the rear aspect and further access to the loft storage space.

Outside

The property is accessed via a gravel driveway offering ample parking for multiple vehicles, bordered by a laurel hedge, with side access leading to the rear garden. The beautifully landscaped rear garden features a spacious paved terrace off the kitchen, perfect for alfresco entertaining. A matching pathway runs through the garden, with the majority of the space laid to lawn. There are kennels and a separate shed, while the rear boundary opens onto tranquil open paddocks, offering unrestricted views. Additionally, a concrete slab has been laid, ready to accommodate a larger shed or provide space for additional seating.

Material Information

SERVICES Air source heat pump heating. Mains electric, drainage and water. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E (£2,775.34 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction under tiled roof.

WHAT3WORDS pats.theme.bared

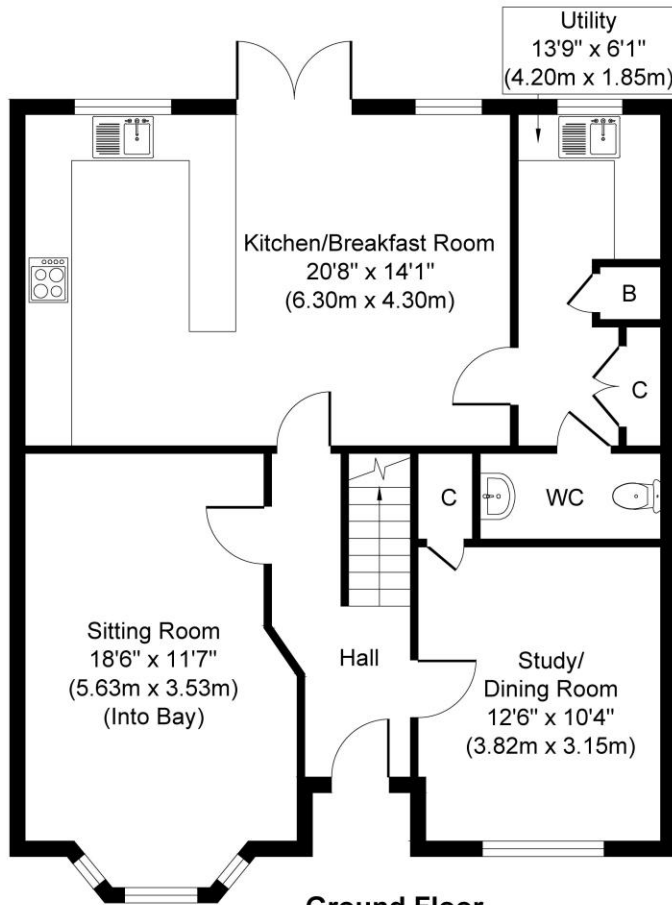
EPC Band C.

COMMUNICATION SERVICES: (Broadband): Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. **Phone signal:** Likely with all major providers.

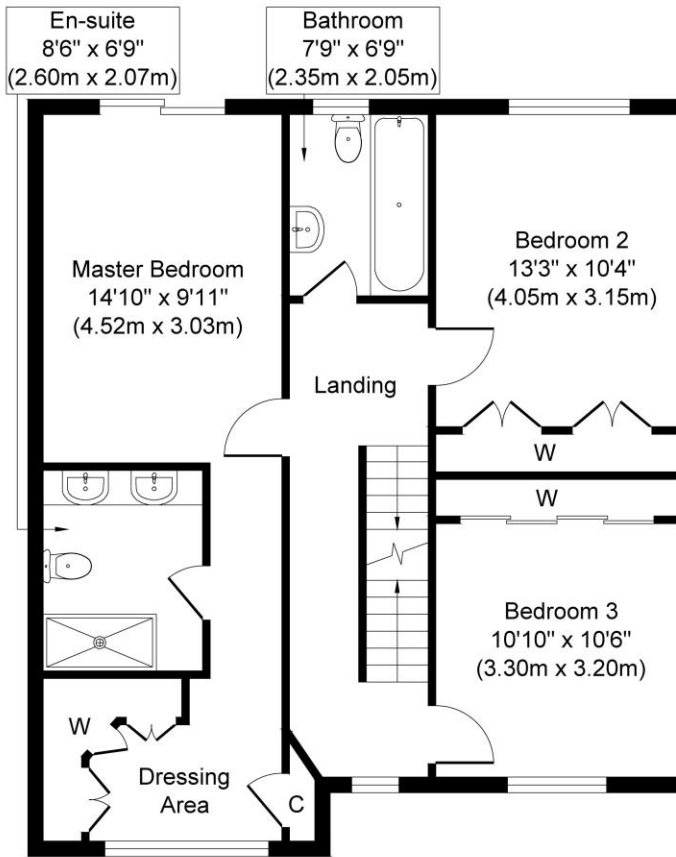
VIEWING by prior appointment only through David Burr estate agents.

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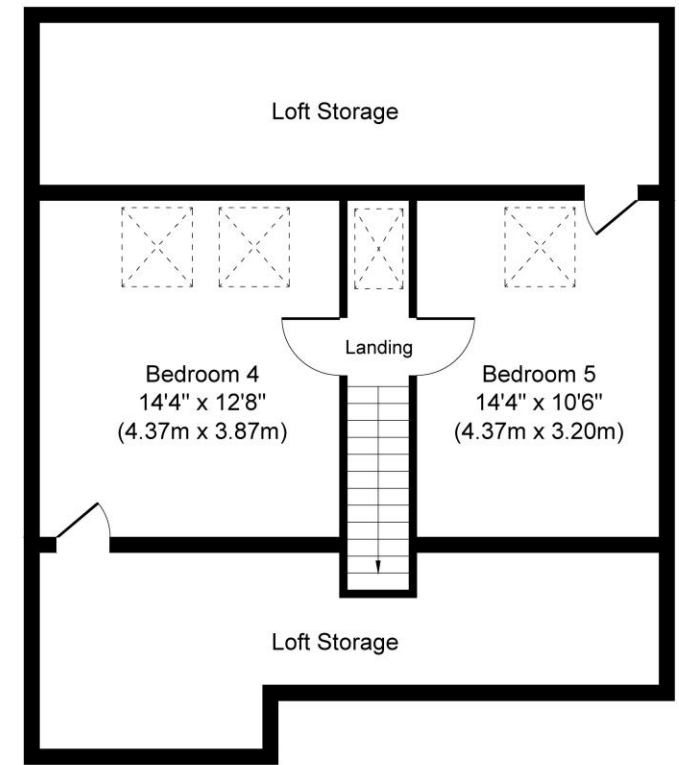




Ground Floor
Approximate Floor Area
834 sq. ft
(77.47 sq. m)



First Floor
Approximate Floor Area
795 sq. ft
(73.88 sq. m)



Second Floor
Approximate Floor Area
385 sq. ft
(35.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

