



Meadowsweet Way, Ely, Cambridgeshire CB6 2SD

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A beautifully presented three bedroom semi-detached home built by Linden Homes to 'The Everleigh' style. Much improved by the current owner with Karndean flooring and outside family area.

- Modern Family Home
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Karndean Flooring
- Driveway Parking
- Landscaped Rear Garden

Guide Price: £375,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL with staircase rising to first floor, Karndean flooring which continues through the ground floor. Radiator.

SITTING ROOM 15'11" x 10'0" (4.85 m x 3.05 m) with double glazed window and double glazed patio doors opening to rear garden. Feature fire surround, useful understairs storage recess. Radiator.

KITCHEN/BREAKFAST ROOM 15'3" x 8'8" (4.65 m x 2.65 m) with double glazed window to front aspect. Fitted with an attractive range of grey base and wall units with work surfaces over, inset stainless steel sink unit with mixer tap. Built-in appliances include fridge freezer, dishwasher, washing machine, four ring Bosch electric hob with extractor canopy over and single oven. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, opaque double glazed window to front.

FIRST FLOOR LANDING with access to loft, radiator.

BEDROOM ONE 8'8" x 8'6" (2.65 m x 2.60 m) with double glazed window to rear aspect. Useful recess, ideal for built-in wardrobes. Radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin with tiled splashbacks, double walk-in shower with fully tiled surrounds. Extractor fan, vinyl flooring.

BEDROOM TWO 9'1" x 8'9" (2.76 m x 2.66 m) with double glazed window to front aspect. Radiator, recess ideal for wardrobes.

BEDROOM THREE 8'8" x 6'7" (2.65 m x 2.00 m) with double glazed window to rear aspect. Radiator. recess ideal for wardrobes.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower attachment over. Tiled splashbacks, opaque double glazed window to front aspect.

EXTERIOR To the front is a lawned garden with adjacent driveway leading to off road parking for two vehicles and gated access leading to the rear.

The rear garden has been landscaped by the current owners and is fully enclosed by wood panel fencing. Raised slate beds, mainly laid to lawn with feature patio area continuing to the covered gazebo area, measuring 8'0" x 6'3" (2.45m x 1.90m), with raised decking.

Tenure The property is Freehold

Council Tax Band C **EPC** B (83/95)

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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.