



Redman Close, Ely, Cambridgeshire CB7 4RY

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An exceptional detached family home forming part of a popular cul-de-sac location and has been updated and improved to a high specification throughout. Accommodation comprising spacious entrance hallway, cloakroom, utility room, open plan kitchen, dining room, living room, three double bedrooms, family bathroom and en-suite; together with a driveway, garage and attractive rear garden.

- Detached Family Home
- Entrance Hallway
- Cloakroom
- Utility Room
- Open Plan Kitchen
- Dining Room
- Living Room
- Three Double Bedrooms
- En-suite
- Family Bathroom
- Driveway & Parking

Price: £650,000



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 Open and bright spacious hallway with door opening to front aspect, radiator, porcelain tiles, double storage cupboard and stairs rising to first floor.

CLOAKROOM Two piece suite comprising low-level WC and wash hand basin.

UTILITY ROOM 7'1" x 5'11" (2.15m x 1.80m) With double glazed window to side aspect, base and wall mounted storage cupboards with plumbing and space for utilities.

OPEN PLAN KITCHEN/DINING ROOM 27'3" x 17'2" (8.31m x 5.23m) The open plan kitchen/dining area is a dual-aspect room fitted with a range of matching units including wall mounted units, base units and drawers with granite work surface over. Fitted with a brand new Neff double electric oven, Neff microwave and five-ring gas hob with extractor canopy above. With a freestanding American style fridge freezer, dishwasher, one and a half Porcelain inset sink and drainer, integrated appliances and a central Island breakfast bar with storage cupboards and a double power socket. Featuring a double glazed window to the front aspect, two French doors to the rear gardens, three vertical floor to ceiling radiators and porcelain tile flooring.

LIVING ROOM 17'2" x 11'6" (5.23 x 3.51m) A dual aspect room including a remote-control feature fireplace with double glazed window to the front of the property. French doors opening to the rear garden. Radiator.

FIRST FLOOR LANDING Double glazed window to front aspect.

BEDROOM ONE 13'6" x 11'2" (4.12m x 3.40m) With double glazed window to front aspect, radiator and walk-in wardrobe. Door opening to:

EN-SUITE Fitted with a three-piece suite comprising vanity storage cupboard and wash-hand basin, low level WC and spacious shower with tiled surround. Wall-mounted touch sensitive light-up mirror, heated towel rail and a large double glazed opaque window to the rear aspect.

BEDROOM TWO 17'2" x 11'6" (5.23m x 3.51m) A dual-aspect room with double glazed window to the front and rear aspect. Two radiators and two built-in storage cupboards.

BEDROOM THREE 12'7" x 11'3" (3.83m x 3.44m) With double glazed window to rear aspect, fitted built-in storage cupboard and radiator.

BATHROOM Three-piece suite comprising a double glass sink unit with storage underneath, low level WC and tiled bath with centre fill with 'touch control' rainfall shower overhead and hand-held. Opaque window to front aspect and walk-in storage cupboard and touch sensor mirror.

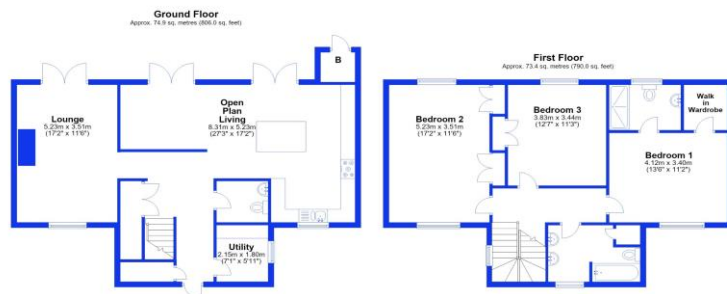
EXTERIOR The property is conveniently situated within a cul-de-sac location. This home offers ample off-road vehicular parking on the driveway and in the garage. The gardens have been thoughtfully designed and well-maintained with floral borders displaying a variety of plants and shrubs. The garden is lawned and showcases an extensive paved patio area, perfect for hosting. The garden includes a purpose-built timber summer house and a high-spec garden shed with power and lighting. There is access to the garage via a personnel door which can also be found within the rear garden.

AGENTS NOTE: Yearly service charge of £472. Includes grass cutting, estate management and drains etc.





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.



Tenure - The property is Freehold

Council Tax - Band C

EPC C (72/81)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7551



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