



Monarch Way, Ely, Cambridgeshire, CB7 4JP

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'The Leamington' is one of Redrow's unique designs offering three double bedrooms, all with en-suites, and a well-appointed kitchen/family room situated on a generous plot overlooking countryside.

- Modern Detached House
- Sitting Room
- Kitchen/Dining Room/Family Room
- Utility Room
- Downstairs Cloakroom
- Three Bedrooms - all with En-Suites
- Off Road Parking
- Garage
- Enclosed Rear Garden

Guide Price: £550,000



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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with door to front aspect, staircase rising to first floor, radiator, useful built-in storage cupboard with shelving and hanging space.

SITTING ROOM 17'3" x 12'0" (5.25m x 3.65m) with double glazed bay window to front aspect, radiator.

KITCHEN/DINING ROOM/FAMILY ROOM 20'3" x 12'8" (6.17m x 3.85m) Kitchen area fitted with an attractive range of wall and base units with granite work surfaces over, inset 1 & 1/2 bowl sink unit with mixer tap. Inset four ring gas hob with extractor canopy over, built-in appliances include AEG grill and oven, dishwasher and fridge freezer. Laminate flooring which continues into the Snug area with radiator, useful built-in storage cupboard and double glazed patio doors opening to rear.

UTILITY ROOM Fitted with wall and base units with work surfaces over, inset stainless steel sink unit, plumbing for washing machine and space for tumble dryer, cupboard housing gas boiler serving the central heating and hot water systems. Radiator, door to side aspect.

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

FIRST FLOOR LANDING with access to loft. Radiator.

BEDROOM ONE 13'7" x 12'0" (4.15m x 3.65m) with double glazed bay window to front aspect. Radiator, walk-in wardrobe with shelving and hanging space.

EN-SUITE Fitted with a four piece suite comprising low level WC, wash hand basin, bath and walk-in double shower. Tiled splashbacks, heated towel rail, opaque double glazed window to front aspect. Built-in cupboard housing water cylinder.

BEDROOM TWO 11'4" x 9'3" (3.45m x 2.82m) with double glazed window to front aspect, built-in three door wardrobe with overhead storage and hanging space.

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and shower. Tiled splashbacks, heated towel rail, opaque double glazed window to side aspect.

BEDROOM THREE 11'4" x 9'5" (3.45m x 2.88m) with double glazed window to front aspect, built-in one & half door wardrobe with overhead storage and hanging space, radiator.

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, opaque double glazed window to rear aspect.

EXTERIOR To the front there is a shared driveway which leads to the off road parking directly in front of the garage. Front garden area with plant and shrub borders. The rear garden is of an excellent size and is fully enclosed by wood panel fencing. Predominantly laid to lawn with a large patio area and gated access which in turn leads to the garage. Further storage area behind the garage with a timber shed.

GARAGE 18'6" x 9'8" (5.65m x 2.95m) with electric up and over door, power and lighting.

Tenure The property is Freehold

Council Tax Band E **EPC** B (85/94)

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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.