



Juniper Drive, Ely, Cambridgeshire CB7 4TT

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Juniper Drive, Ely, Cambridgeshire CB7 4TT

A well-presented three bedroom detached home situated in a small private cul-de-sac close to the City centre.

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms (One with En-Suite)
- Bathroom
- Landscaped Rear Garden
- Driveway Parking & Garage
- Cul-de-sac Location.

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 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 entrance door to front aspect, radiator, staircase rising to first floor.

SITTING ROOM 15'5" x 12'4" (4.70 m x 3.75 m) with double glazed bay window to front aspect, radiator, feature coal effect electric fire with surround, bifold doors opening into:-

DINING ROOM 11'10" x 7'10" (3.60 m x 2.40 m) with double glazed sliding doors opening to Conservatory. Radiator.

KITCHEN/BREAKFAST ROOM 16'0" x 11'8" (4.87 m x 3.55 m) maximum measurements. Fitted with a range of wall and base units with work surfaces over, inset 1 & 1/2 bowl sink unit with mixer tap, four ring AEG gas hob with built-in oven below, plumbing for dishwasher. Walk-in pantry style cupboard. UTILITY AREA with further sink unit, double glazed window to rear and door opening to garden, space for fridge freezer, plumbing for washing machine.

Wine rack radiator, vinyl flooring. Door leading to garage.

CONSERVATORY 12'4" x 10'2" (3.75 m x 3.10 m) with polycarbonate roof and double glazed windows and doors. Ceramic tiled flooring, electric points.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Double glazed window to front aspect, wall mounted fuse box, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, double glazed window to side aspect and built-in airing cupboard.

BEDROOM ONE 12'0" x 9'6" (3.67 m x 2.90 m) with double glazed window to front aspect, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece coloured suite comprising low level WC, wash hand basin and shower. Opaque double glazed window to side aspect.

BEDROOM TWO 10'4" x 8'6" (3.16 m x 2.60 m) with double glazed window to rear aspect, radiator, useful recess for wardrobe.

BEDROOM THREE 6'7" x 5'10" (2.00 m x 1.78 m) with double glazed window to front aspect. Radiator, useful built-in overstairs storage cupboard.

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

EXTERIOR The property is positioned in a private cul-de-sac with a lawned front garden, adjacent driveway providing off road parking which in turn leads to the integral garage.

The rear garden has been beautifully landscaped by the current owners and is well stocked with a variety of plant and shrub borders and multiple seating areas creating a tranquil environment. Side gated access to the front.

GARAGE 17'9" x 8'1" (5.40 m x 2.47 m) with electric rolling garage door, power and lighting and personal door leading to the Kitchen.

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

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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. (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.