



Gateway Gardens, Ely, CB6 3DE

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Gateway Gardens, Ely, Cambridgeshire CB6 3DE

A stylish and recently updated four bedroom family home situated in a prime City location close to the Kings School, mainline railway station and the A10 Cambridge connection.

- Entrance Hall & Cloakroom
- Recently Fitted Kitchen/Dining/Snug
- First Floor Sitting Room
- Four Bedrooms over Two Floors
- Recently Fitted En-Suite to Principal Bedroom
- Family Bathroom
- Driveway & Garage
- Rear Enclosed Garden

Guide Price: £445,000



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 and double glazed window to front, staircase rising to first floor, wall mounted fuse box. Karndean flooring which continues through the ground floor. Feature radiator, door to:-

KITCHEN/DINING ROOM/SNUG Irregular shaped.

KITCHEN AREA 9'6" x 8'2" (2.90 m x 2.50 m) with double glazed window to front aspect, recently fitted with an attractive range of wall and base units with work surfaces over, feature tiled splashbacks and inset 1 & 1/2 bowl Blanco composite sink unit with mixer tap over. Built-in double oven and five ring Neff induction hob with Neff extractor canopy over. Integrated dishwasher and washing machine. Further full length storage cupboard, wine rack, useful understairs storage recess, Karndean flooring.

DINING ROOM/SNUG 14'9" x 10'0" (4.50 m x 3.05 m) with double glazed patio doors opening to the raised decking area. Two feature radiators, Karndean flooring.

DOWNSTAIRS CLOAKROOM Recently fitted with a two piece suite comprising low level WC and wash hand basin. Heated towel rail/radiator, Karndean flooring.

FIRST FLOOR LANDING with staircase dog legging to second floor, radiator.

FIRST FLOOR SITTING ROOM 13'5" x 12'8" (4.10 m x 3.85 m) with double glazed doors opening to Juliette balcony. Full length radiator, electric pebble effect fire with surround.

BEDROOM ONE 13'11" x 11'4" (4.25 m x 3.45 m) with double glazed window to front aspect. Radiator. Walk-in wardrobe with shelving and hanging space.

EN-SUITE SHOWER ROOM Recently fitted with a three piece suite comprising double walk-in shower with mermaid splashbacks, low level WC, vanity unit with inset wash hand basin and splashbacks. Touch sensitive mirror, heated towel rail.

BEDROOM FOUR 9'1" x 8'9" (2.76 m x 2.67 m) with double glazed window to rear aspect. Radiator.

SECOND FLOOR LANDING with Velux window, access to loft, airing cupboard.

BEDROOM TWO 12'0" x 9'2" (3.66 m x 2.80 m) with double glazed dormer window to front aspect. Radiator, two built-in double wardrobes with overhead storage and hanging space.

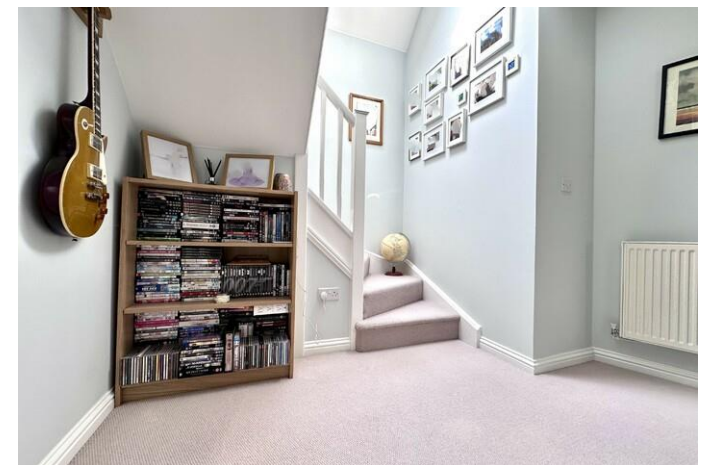
BEDROOM THREE 11'2" x 9'0" (3.40 m x 2.75 m) with double glazed dormer window to front aspect. Radiator, double and single wardrobe with overhead storage and hanging space.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and 'P' shaped Jacuzzi style bath with separate shower over and tiled splashbacks. Opaque double glazed dormer window to front aspect. Tiled flooring, heated towel rail.

EXTERIOR To the front the property is approached via pathway to the front door, adjacent driveway provides off street parking and in turn leads to the garage / car port area with rolling door. Electric car charging point.

Gated access leads to the rear garden which offers an excellent level of privacy, it is fully enclosed with a feature lawn and raised plant and shrub borders with railway sleepers. Composite decking area directly from the property, outside power and lighting.

Tenure The property is Freehold - **Ref** MJW/6945
Council Tax Band C **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.