



Longchamp Drive, Ely, Cambridgeshire CB7 4QL

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Longchamp Drive, Ely, Cambridgeshire CB7 4QL

A superbly appointed and particularly spacious five bedroom double fronted residence which lies within this sought after location.

- Semi Detached Townhouse
- Five Bedrooms over Three Floors
- Principal Bedroom Suite with Walk-in Dressing Room & En-suite Shower Room
- Four Further Bedrooms
- First Floor Living Room & Fitted Kitchen
- Dining Room
- Study Area
- Family Bathroom
- Off Road Parking, Car Port & Garage
- Enclosed Rear Garden

Guide Price: £460,000



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 Entrance door with a glazed inset, staircase rising to first floor, radiator, wood affect flooring.

DOWNSTAIRS CLOAKROOM with double glazed window to side. Suite comprising corner wash hand basin with tiled splashbacks and close coupled WC. Radiator, wood flooring.

BEDROOM FOUR 10'3" x 9'9" (3.13 m x 2.97 m) with double glazed window to front. Radiator.

BEDROOM FIVE 10'3" x 9'1" (3.13 m x 2.78 m) with double glazed window to rear overlooking the garden. Radiator.

UTILITY ROOM 6'0" x 5'10" (1.83 m x 1.78 m) with double glazed window to rear and door with glazed inset to garden. Base unit with work surfaces over, inset stainless steel single drainer sink unit and tiled splashback. Matching wall cupboard, wall mounted gas boiler serving the central heating and hot water systems. Space for both tumble dry and washing machine. Ceramic tiled floor.

FIRST FLOOR LANDING with double glazed window to rear. Staircase rising to second floor with under-stairs storage cupboard, radiator.

LIVING ROOM 19'5" x 10'8" (5.91 m x 3.24 m) A spacious dual aspect room with double glazed windows to both front and rear. Modern feature fireplace, two radiators.

KITCHEN 10'3" x 9'5" (3.12 m x 2.88 m) Comprehensively fitted with a matching range of wall and base units with roll edge work surfaces and inset one bowl single drainer sink unit and matching up stands. Built-in appliances include a double oven/grill with gas hob and splashback panel. Integrated dishwasher, fridge and freezer. Ceramic tiled floor.

DINING ROOM 9'5" x 9'2" (2.88 m x 2.79 m) with double glazed window to front. Radiator. Door to:-

STUDY AREA with double glazed window to front, useful storage cupboard. Radiator.

SECOND FLOOR LANDING Built-in over stairs cupboard with linen shelf, double glazed window to front. Radiator.

PRINCIPAL BEDROOM SUITE 13'4" x 10'7" (4.07 m x 3.22 m) with double glazed window to front. Radiator.

Walk-in Dressing Room with double glazed window and radiator.

En-suite Shower Room with double glazed window to rear. Suite comprising shower cubicle, close coupled WC and vanity unit with inset wash hand basin and mixer taps. Radiator and extractor fan.

BEDROOM TWO 12'0" x 9'11" (3.65 m x 3.01 m) with double glazed window to rear. Radiator.

BEDROOM THREE 10'6" x 7'3" (3.20 m x 2.21 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window to rear. Suite comprising 'P'-shaped bath with mixer taps and shower attachment, WC and vanity unit with wash hand basin. Radiator.

EXTERIOR The property is set back from the road behind a front garden consisting of slate beds and a pathway. Adjacent to this is a driveway which provides off street parking and in turn, via iron gates, leads to a car port and ultimately the garage.

The rear garden is a particular feature of the property. Being larger than many modern properties it consists of a paved patio beyond which it is predominantly laid to lawn. There is a raised timber deck terrace ideal for entertainment.

Tenure The property is Freehold
Council Tax Band E **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.