



Gateway Gardens, Ely, CB6 3DE

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An Immaculately presented and greatly improved extended modern town house forming part of this popular residential development with attractive views and within walking distance to City amenities and Ely City golf club.

Versatile accommodation includes kitchen, dining room, family snug, utility room, cloakroom, 4/5 bedrooms, en-suite, bathroom, enclosed garden, driveway and garage.

- Extended Modern Town House
- Kitchen, Dining Room & Family Snug
- Four / Five Bedrooms
- Bathroom & En-Suite
- Utility Room & Cloakroom
- Driveway Parking & Garage
- Enclosed Rear Garden

Guide Price: £489,950



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 the first floor, built in storage cupboard.

KITCHEN / DINING ROOM 27'6" x 9'10" (8.38 m x 3.00 m) Dual aspect room with double glazed bay windows to front aspect.

KITCHEN AREA with one and a quarter sink unit and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, fitted electric oven, four ring hob, stainless steel splashback, extractor hood above.

DINING AREA 14' 6" x 8' 8" (4.43m x 2.65m) to rear with double glazed windows and bi-folding doors to rear garden, plus Velux windows and sky lantern.

Private Snug Area 14' 4" x 8' 9" (4.37m x 2.66m) just off the dining room can also be found.

UTILITY ROOM 6'2" x 6'0" (1.89 m x 1.84 m) with single sink unit and drainer, plumbing for utilities.

CLOAKROOM with low-level WC and pedestal wash hand basin.

FIRST FLOOR LANDING with staircase rising to second floor, built in storage cupboard, radiator.

FIRST FLOOR SITTING ROOM/BEDROOM 16'5" x 11'7" (5.00 m x 3.53 m) with double glazed windows with French doors and Juliette balcony to front aspect offering attractive views, wooden flooring, two radiators.

BEDROOM ONE 10'6" x 9'11" (3.21 m x 3.01 m) with built-in wardrobe, double glazed window to rear aspect, radiator.

EN-SUITE SHOWER ROOM with tiled shower cubicle, low level WC, pedestal wash hand basin, double glazed window to rear aspect.

SECOND FLOOR LANDING with loft access. Cupboard housing gas fired boiler and airing cupboard housing water tank.

BEDROOM TWO 11'7" x 9'2" (3.52 m x 2.79 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 10'7" x 9'2" (3.23 m x 2.79 m) with double glazed window to rear aspect, built-in wardrobe, radiator.

BEDROOM FOUR 8'0" x 7'1" (2.43 m x 2.17 m) with double glazed windows to front aspect. Radiator.

FAMILY BATHROOM Fitted with a suite comprising, panelled bath with shower above, low-level WC, pedestal wash hand basin, heated towel rail and double glazed window to rear aspect.

EXTERIOR To the front of the property you will find a driveway which in turn leads to a single garage and provides off road parking. The property fronts onto a communal green and open fields offering an attractive outlook. Rear garden consisting of paved patio, lawn and well stocked borders with variety of plants and shrubs.

Tenure The property is Freehold
Council Tax Band C **EPC** To follow

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Ref CWH/7103





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.