



Merivale Way, Ely CB7 4GQ



welcome to

Merivale Way, Ely

A modern and generous three storey four bedroom home offering versatile accommodation with ensuite to the master bedroom and an integral garage occupying an enviable position within a pleasant open outlook across the back.

Location

Ely is a charming Cathedral city with a good range of day-to-day amenities, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station linking Cambridge and London, just over an hour's journey. The property occupies a wonderful position warranting an internal viewing sat within close proximity of the city centre, convenience store, pharmacy, doctors' surgery, the Cathedral and the highly regarded independent school, King's Ely.

Accommodation

Porch

a covered integral porch with lighting, tiled floor and adjacent useful bin storage, opens to:-

Entrance Hall

includes a built in cupboard housing the hot water cylinder and coat and shoe cupboard, stairs leading to the first floor. Doors to the utility and fourth bedroom.

Utility

cupboards with work surface over, plumbing for washing machine, space for appliance, tiled floor, extractor fan and radiator.

Bedroom 4

a truly multi-functional room ideal as a study/office, reception/garden room, kid's den or fourth bedroom ideal for guests or a dependant relative with access to the west facing garden through French doors maximising the natural light. Radiator. Door to:-

En-Suite

comprising of a shower cubicle, handbasin, WC, extractor fan, tiled floor and radiator.

First Floor Landing

staircase to the second floor. Doors to:-

Cloakroom

comprising of a low level W.C, handbasin, extractor fan, radiator.

Living Room

a particularly bright good size room with three expansive front windows in a Palladian style allowing the natural light to flood in, each window has a Juliet balcony with a pleasing appearance, laminated wood effect flooring, two radiators.

Dining Area

another useful reception room with pleasant views to the rear across a well maintained set aside green area part of the development covering many acres with mature trees and delightful walkways, with a Juliet balcony off double doors. Access to:-

Kitchen

A range of high and low level cupboard units with ample work surface, integral electric oven, gas hob and extractor hood, sink and drainer, plumbing and space for a dishwasher and fridge freezer, cupboard enclosed gas fired boiler, delightful views from the window to rear aspect.

Second Floor Landing

Loft access to the roof space. Doors to:-

Master Bedroom Suite

windows to front aspect with radiator and access to a Dressing Area with rail and shelf and lighting. Door to:-

En-Suite

comprising of a shower cubicle, part tiled walls, WC, tiled floor, opaque window, electric shaver socket, radiator.

Bedroom 2

another double bedroom to the rear with views and personal door to the bathroom acting as an ensuite, radiator.

Bedroom 3

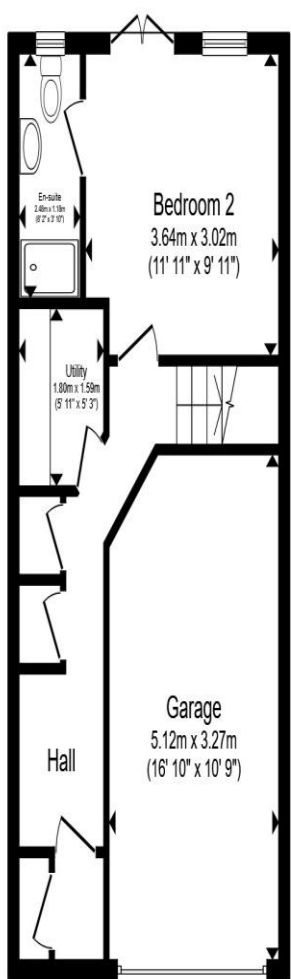
a smaller double bedroom with radiator and views.

Family Bathroom

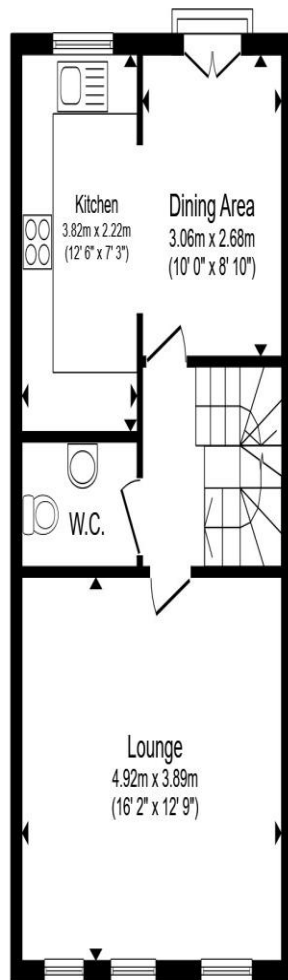
with Jack and Jill door access to the landing and bedroom 2, comprising a panelled bath with shower attachment, WC, extractor fan and radiator.

Outside

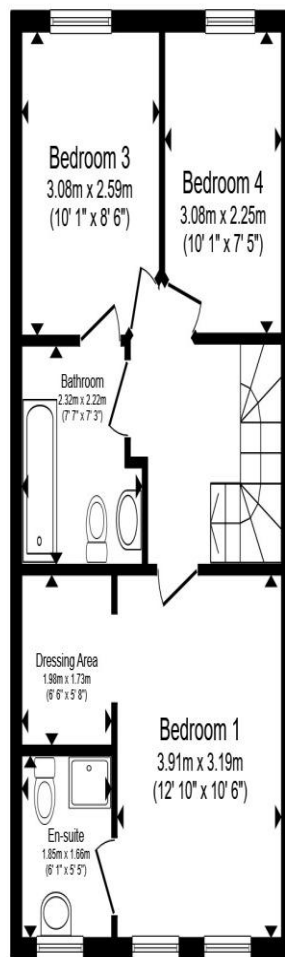
set back behind a private driveway in front of a single integral garage with light and power and storage. An enclosed broadly west facing rear garden, which is a good size backing onto a green.



Ground Floor



First Floor



Second Floor

Total floor area 137.7 m² (1,482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Merivale Way,
Ely

- Modern End of Terrace Town House
- 3/4 Bedrooms
- Versatile Accommodation
- Kitchen
- First Floor Living Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£400,000



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Property Ref:
CBE100053 - 0002

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