



8 The Grove, Ely, CB6 3NB

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Beautifully Presented Detached Bungalow with Conservatory, Garage & West-Facing Garden

Situated in a peaceful cul-de-sac location, this beautifully presented detached bungalow has been comprehensively updated by the current owners and offers well-planned accommodation throughout.

The property is entered via a welcoming entrance hall with useful built-in storage and loft access. At the heart of the home is a spacious lounge/dining room, providing an excellent space for both everyday living and entertaining, with a feature fireplace and direct access to the conservatory. The conservatory enjoys pleasant views over the rear garden and creates an additional reception area that can be enjoyed throughout much of the year.

The refitted kitchen has been finished with a contemporary range of high-gloss wall and base units, complemented by integrated cooking appliances and space for further white goods.

There are two generous double bedrooms, both benefitting from fitted wardrobes, together with a stylishly refitted shower room featuring a modern suite and heated towel rail.

Outside, the property enjoys attractive gardens to both front and rear. The west-facing rear garden offers an excellent degree of privacy and is mainly laid to lawn with well-stocked flower beds, patio seating areas and a useful storage shed. A driveway provides off-road parking and leads to a detached single garage with adjoining workshop, offering excellent storage or hobby space.

Further benefits include replacement UPVC double glazing, oil-fired central heating and freehold tenure.

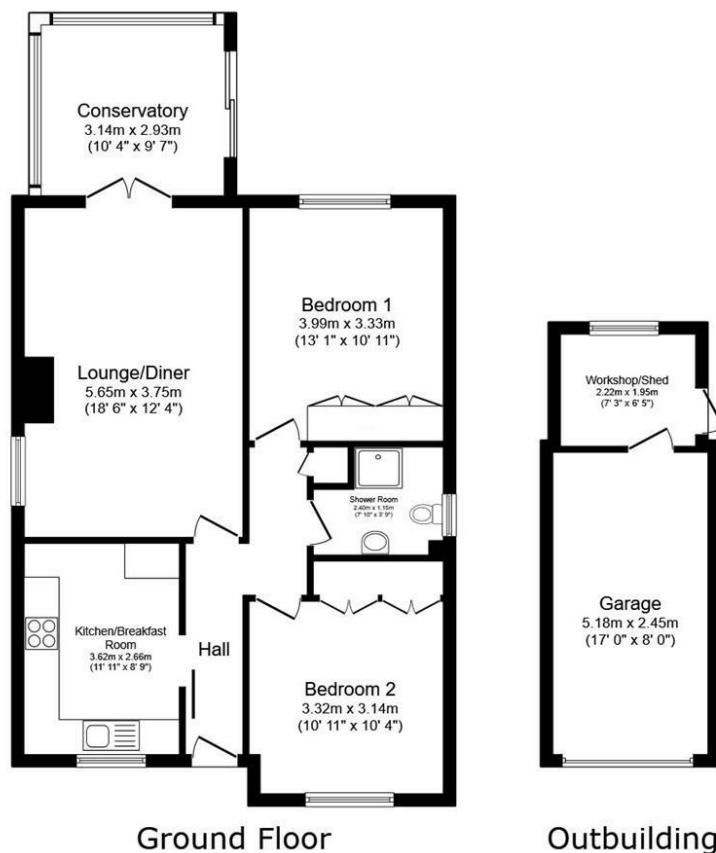
A viewing is highly recommended to fully appreciate the quality of accommodation and delightful setting on offer.

### Features

- Beautifully Presented Detached Bungalow in a Quiet Cul-de-Sac Location
- Spacious Lounge/Dining Room Opening into a Bright Conservatory
- Two Generous Double Bedrooms with Fitted Wardrobes
- Stylish Refitted Kitchen with Contemporary High-Gloss Units
- Modern Refitted Shower Room Finished to a High Standard
- Private West-Facing Rear Garden with Patio and Established Planting
- Driveway Parking, Detached Garage and Separate Workshop/Storage Area
- Upgraded Throughout with Replacement uPVC Double Glazing and Oil-Fired Central Heating







Total floor area: 78.8 sq.m. (848.2 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**TENURE**  
Freehold

**SERVICES**  
Water, Electricity and Drainage.

**LOCAL AUTHORITY**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>58</b>	EU Directive 2002/91/EC

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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