

**Asking Price £475,000**  
**Freehold**



**3 Beald Way, Ely, Cambridgeshire, CB6 3DA**



## Recently refurbished and superbly presented detached bungalow in quiet, established cul-de-sac location.

A detached 1970s bungalow which has been subject to a comprehensive programme of refurbishment by the present owners to create a stylish and beautifully presented home. Works undertaken include the refitting of the kitchen, including a full range of integrated appliances, new contemporary bathroom, including bespoke fittings, roll top bath and corner shower, new floor coverings throughout, all internal doors replaced, redecorated throughout and the reconfiguration of the living area providing a spacious kitchen/dining room with open access to an adjoining sitting room creating a wonderful area for either social and family entertaining or the rooms can be kept separated, if required, by bi-folding doors. A further feature is the large deep glazed windows and French doors to the rear elevation which flood the property with natural light creating a light and airy feel. Heating is gas fired to radiators. There is an open plan garden to front, off road parking, single garage with adjoining workshop to side and a private, low maintenance garden to the rear. The Council Tax rating is currently Band D and the EPC rating is currently Band C.

Beald way is situated on the western outskirts of the city, particularly well placed for access to Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

## Features

- Recently Refurbished & Superbly Presented
- Quiet Established Cul-De-Sac Location
- Impressive Entrance Hall
- Stylish Kitchen/Dining Room & Sitting Room
- Full Range of Integrated Kitchen Appliances
- 2 Double Bedrooms (1 With Double Wardrobe)
- Contemporary Bathroom With Roll Top Bath
- Private, Low Maintenance Garden to Rear
- Off Road Parking For 3 Cars
- Single Garage With an Adjoining Workshop







#### **Entrance Hall:**

Part timber panelled walls, large storage cupboard, further storage cupboard housing the gas boiler and loft hatch, with ladder attachment, to roof space which has lighting and is part boarded.

#### **Kitchen/Dining Room:**

Range of matching cabinets, island unit, work surfaces, integrated appliances comprising oven, microwave, induction hob with down draught extractor fan, dishwasher, washer/dryer and fridge freezer. French doors to rear garden and bi-folding door to adjoining sitting room.

#### **Sitting Room:**

French doors to rear garden and wall mounted feature electric fire.

#### **Bedroom 1:**

Built in double wardrobes.

#### **Bedroom 2:**

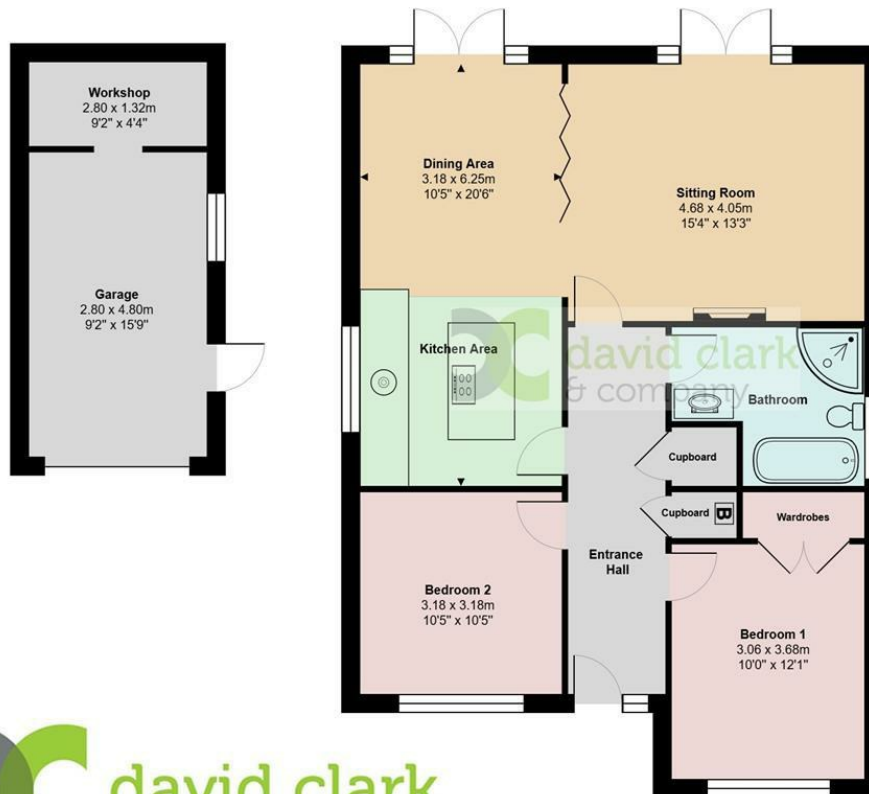
#### **Bathroom:**

Low level WC, vanity wash basin set within a reclaimed dresser, roll top bath, corner shower, timber panelled walls to half height and heated towel rail.

#### **OUTSIDE:**

An open plan shingled area to the front contains a variety of established shrubs and a driveway to side provides off road parking for 3 cars and leads to a detached Single Garage with up and over door to front, power, light, personal door to side and access to rear to an adjoining Workshop. A delightful, private garden to the rear is fully enclosed by walling and fencing and has been designed for ease of maintenance. An extensive paved terrace adjoins the rear elevation of the property with steps up to a shingled area containing a variety of established shrubs.





About 100.5 m<sup>2</sup> ... 1081 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

## TENURE

Freehold

## SERVICES

All Main Services Connected.

East Cambridgeshire District Council

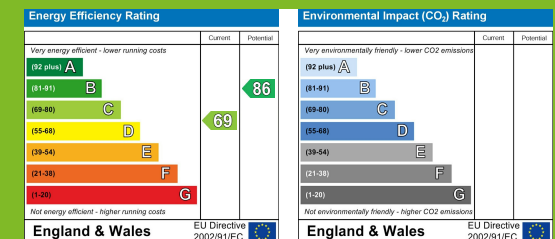
## LOCAL AUTHORITY

## COUNCIL TAX BAND

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Directions to the property using What3Words.  
Enter the following link in your browser then click Waze  
or Google Maps:

<https://w3w.co/remarks.hamster.lengthen>



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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