



9 Willow Grove, Ely, CB7 4EB

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A spacious and versatile four/five-bedroom detached family home arranged over three floors, offering approximately 1,594sqf of well-planned accommodation, together with extensive off-road parking with electric charger and generous rear garden.

Willow Grove is an impressive and generously proportioned home, designed to offer exceptional flexibility for modern family living. The property provides a superb balance of reception and bedroom space, making it ideal for growing families, those working from home, or buyers seeking adaptable accommodation.

At the heart of the home is a large kitchen/breakfast room, offering ample space for both cooking and informal dining, complemented by a substantial utility room. The ground floor also benefits from a spacious lounge, separate family room, dining area and a dedicated study, providing excellent versatility for everyday living and entertaining. A convenient cloakroom completes the accommodation. The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. Two further bedrooms are served by a family bathroom. The top floor provides an impressive fourth bedroom, a superb space that could equally be used as a guest suite, hobbies room or additional living area depending on individual requirements.

Outside, the property enjoys a private rear garden offering a wonderful space for families, outdoor dining and relaxation. To the front, a substantial driveway provides parking for approximately five to six vehicles, a rare and highly desirable feature.

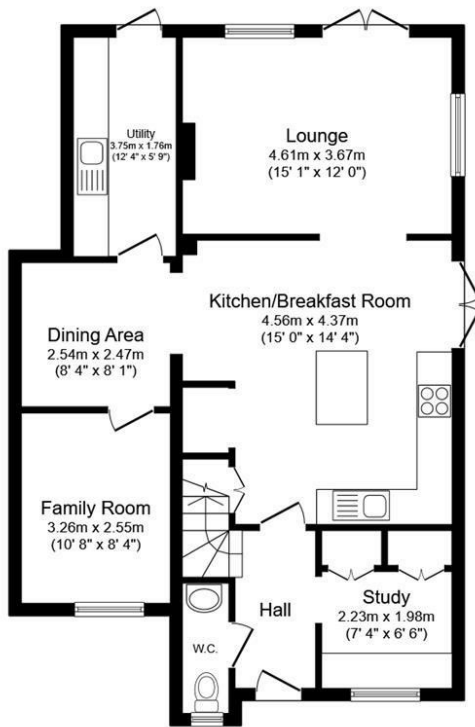
Ideally positioned within this sought-after Ely location, the property is within easy reach of the city centre, riverside walks along the picturesque River Great Ouse, and a number of nearby parks and green spaces. Ely's historic centre, renowned cathedral, independent shops, cafés and restaurants are all conveniently accessible, making this an excellent location for families and commuters alike.

Features

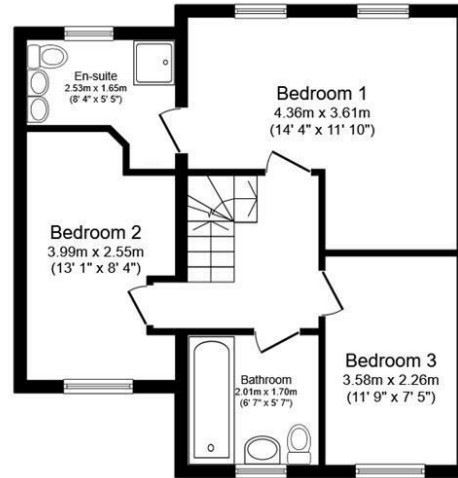
- Sought-after residential location in Ely
- Ideal family home with flexible living accommodation
- Bright and airy interiors throughout
- Excellent entertaining space centred around the open-plan kitchen
- Close to local amenities, schools and transport links
- Spacious open-plan kitchen/breakfast room with central island
- Separate lounge with French doors opening to the garden
- Principal bedroom with en-suite shower room
- Ground floor utility room and cloakroom/WC
- Approximately 1,594 sq ft (148.1 sq m) of well-proportioned living space



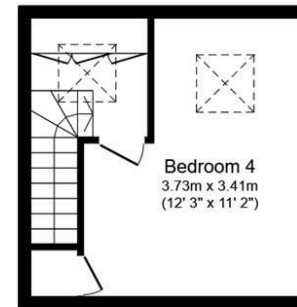




Ground Floor



First Floor



Second Floor

Total floor area: 148.1 sq.m. (1,594 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

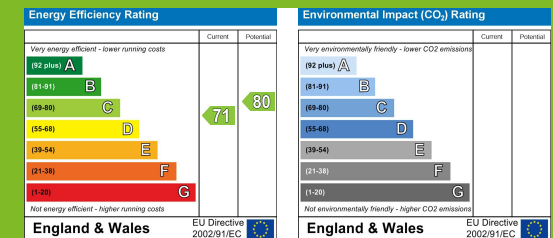
TENURE
Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs



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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