



5 Medlar Close, Ely, CB6 2YF

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An exceptional three-bedroom contemporary home, beautifully presented throughout and offering stylish, well-balanced accommodation in a sought-after Ely location. Situated within a quiet cul-de-sac, this attractive property is truly move-in ready, having completed the settling period associated with newer homes while still benefiting from approximately seven years remaining on the NHBC warranty.

Designed with modern family living in mind, the property welcomes you with a bright entrance hall leading into an elegant reception room, featuring generous proportions and an abundance of natural light. To the rear, the impressive kitchen/dining room forms the heart of the home, offering extensive preparation space, contemporary cabinetry and ample room for both entertaining and everyday dining, with direct access to the garden creating a seamless indoor-outdoor lifestyle. Cleverly designed storage is thoughtfully incorporated throughout the home, making excellent use of the property's layout. The first floor provides three well-appointed bedrooms, including a superb principal suite complete with a private en-suite shower room. Two further bedrooms are served by a beautifully presented family bathroom finished in a fresh, modern style, enhanced by a large fitted mirror which further elevates the sense of space and light. Externally, the property enjoys a private enclosed rear garden, ideal for summer entertaining, al fresco dining and family enjoyment, together with a fully shelved storage shed providing excellent practicality. Additional benefits include double glazing, gas central heating and two off-road parking spaces.

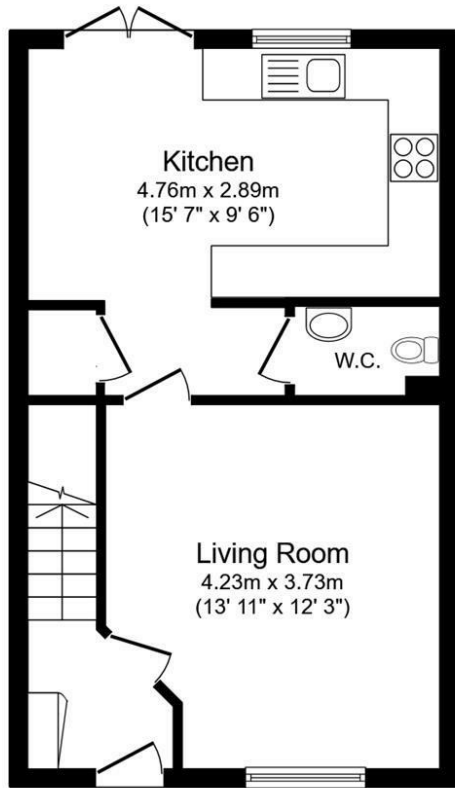
Perfectly positioned within easy reach of Ely's historic city centre, highly regarded schools and nurseries, and within walking distance of the local Leisure Village, this is a superb opportunity to acquire a refined and immaculately maintained home in one of Cambridgeshire's most desirable cathedral cities.

### Features

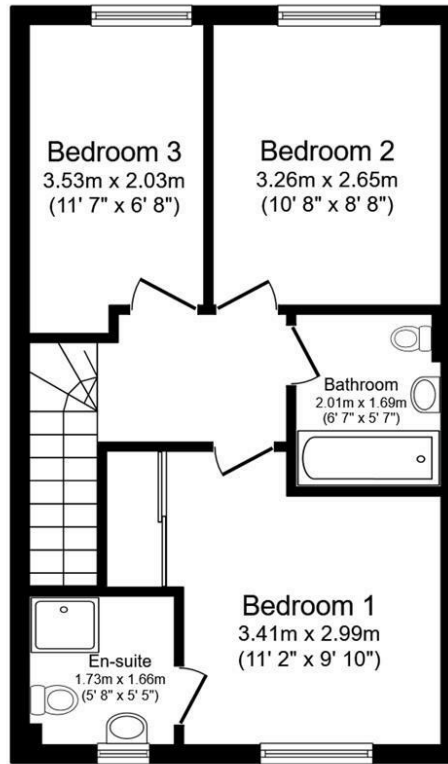
- Stylish three-bedroom family home
- Spacious contemporary kitchen/dining room
- Elegant living room with excellent natural light
- Principal bedroom with en-suite
- Modern family bathroom and ground floor WC
- Private enclosed rear garden
- Approx. 860 sq.ft. / 79.9 sq.m.
- Desirable Ely location close to amenities and transport links







Ground Floor



First Floor

Total floor area: 79.9 sq.m. (860 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**

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
(92-101) <b>A</b>		<b>97</b>	(02 plus) <b>A</b>
(81-91) <b>B</b>		<b>85</b>	(01-01) <b>B</b>
(69-80) <b>C</b>			(00-00) <b>C</b>
(55-68) <b>D</b>			(05-08) <b>D</b>
(39-54) <b>E</b>			(09-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</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>England &amp; Wales</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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& company