



270 Columbine Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£435,000

270 Columbine Road

Ely, Ely

This beautifully presented three bedroom detached home offers a superb opportunity for families and professionals alike, set in a quiet cul de sac close to highly regarded primary schools, Ely College and the Leisure Village and within walking distance of the city centre. The property features a welcoming entrance hall leading to a spacious lounge, ideal for relaxing or entertaining guests. The refitted kitchen and dining room is a real highlight, offering ample space for family meals or social gatherings, and is complemented by a separate utility room and cloakroom for added convenience. Upstairs, there are three bedrooms, including a principal bedroom with its own modern ensuite shower room, and a family bathroom serving the remaining bedrooms.

Occupying a generous corner plot, the property boasts attractive and thoughtfully landscaped gardens. The front and side gardens are shingled with established planting, creating a welcoming approach and low-maintenance appeal. Gated pedestrian access leads to a handy bin storage area and a pathway to the rear garden, which is a standout feature of the home. Professionally designed and partially walled, the rear garden offers a variety of paved seating areas, a timber built pergola, a well-kept lawn, and established small trees, all of which combine to offer a high degree of privacy and a relaxing outdoor retreat. Well maintained planted borders add year-round colour and interest. To the side of the property, a driveway provides off-road parking and leads to a single garage. This impressive outside space is ideal for alfresco dining, gardening, or simply enjoying the peaceful surroundings.

- Beautifully Presented Detached Home
- 3 Bedrooms (1 Ensuite)
- Refitted Kitchen / Dining Room & Utility



270 Columbine Road

Ely, Ely

- Beautifully Presented Detached Home
- 3 Bedrooms (1 Ensuite)
- Refitted Kitchen / Dining Room & Utility
- Spacious Lounge
- Corner Plot with Landscaped Rear Garden
- Driveway & Garage
- Cul De Sac Close to Primary Schools & Ely College
- Walking Distance to City Centre, Leisure Village & Convenient For A10
- Council Tax Band: C
- Tenure: Freehold
- EPC: D



Entrance Hall

With door to front aspect, engineered oak flooring, stairs to first floor with under stairs storage cupboard, radiator.

Lounge

With double glazed window to front aspect and French doors to rear garden, fireplace offering scope for electric, gas or open fire with timber surround and marble hearth, television point, 2 radiators.

Kitchen/Dining Room

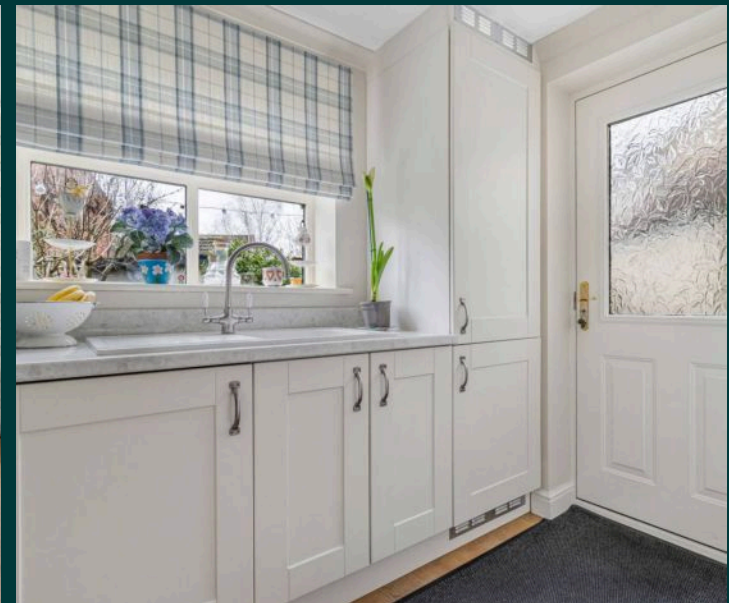
With 1 1/4 bowl ceramic sink unit and drainer, refitted with a range of matching eye and base level storage units, work surfaces and drawers, space for range oven and extractor hood, integrated dishwasher, bench seat with storage beneath, further built-in double cupboard, double glazed windows to front and rear aspects, two radiators.

Utility

Refitted with matching eye and base level storage units, work surfaces, ceramic sink unit and drainer, integrated fridge/freezer, wall mounted replacement gas fired boiler, integrated washing machine and tumble dryer, double glazed window to rear aspect, door to outside and door to cloakroom, radiator.

Cloakroom

Refitted with Roca suite comprising low level WC, hand basin, ceramic tiled floor, heated towel rail.



Landing

With double glazed window to rear aspect, radiator.

Bedroom 1

With built-in double and single wardrobes, radiator, double glazed window to front aspect.

En-suite

Refitted with Roca suite comprising wash basin with storage unit beneath, double size shower cubicle, low level WC, double glazed window to side aspect, heated towel rail, Karndean flooring.

Bedroom 2

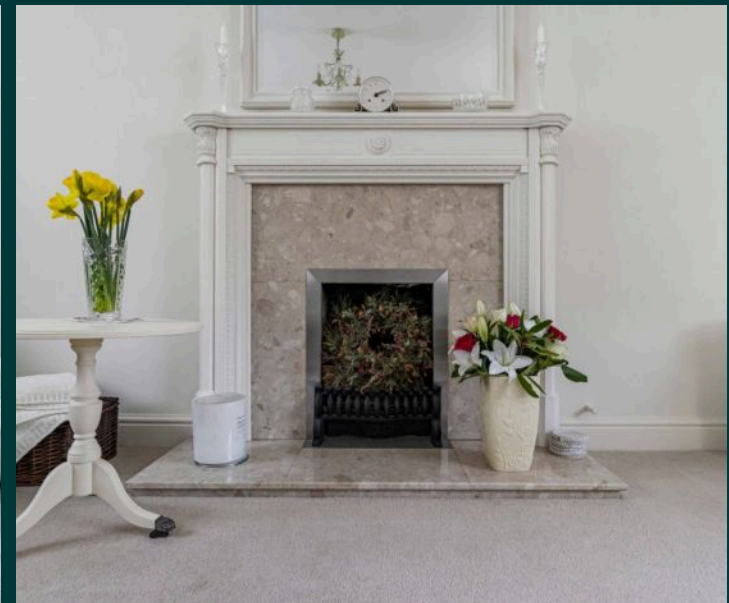
With double glazed window to front aspect, built-in double wardrobe, access to loft, radiator.

Bedroom 3

With built-in double wardrobe, double glazed window to rear aspect, radiator.

Bathroom

With suite comprising low level WC, wash basin with storage units beneath, panel bath with replacement shower above, replacement shower screen, double glazed window to rear aspect, Karndean flooring, radiator.

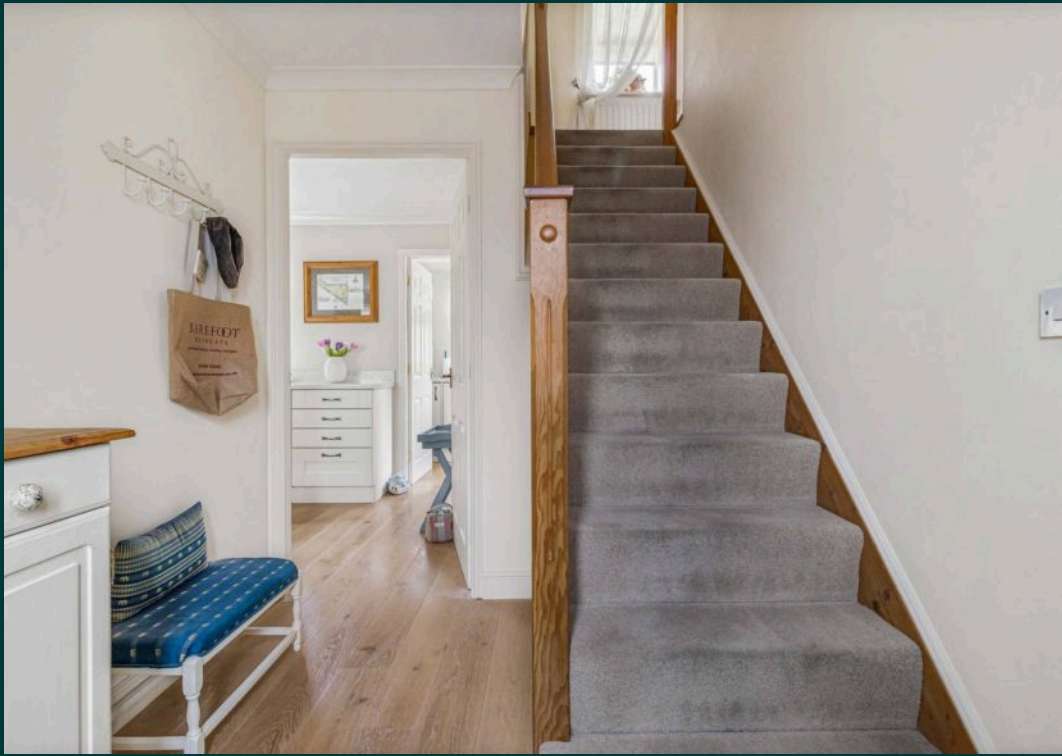


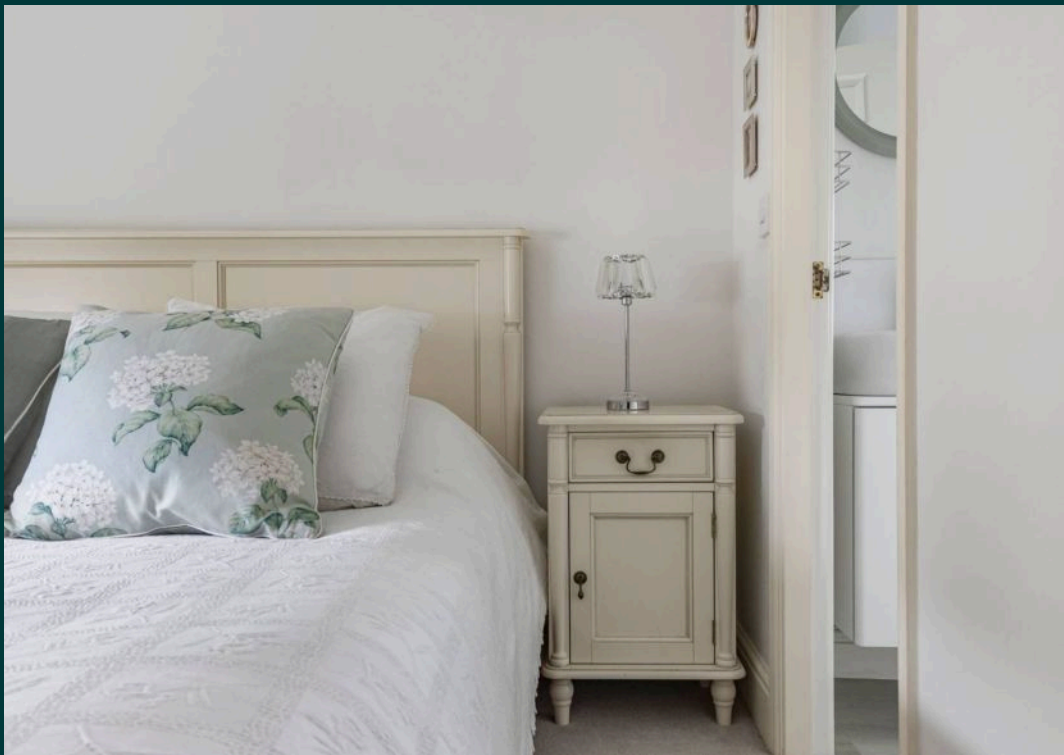
GARDEN

The property is situated on a corner plot with the front and side gardens being shingled with established planting. There is gated pedestrian access leading into the garden with a useful bin storage area and a path leading to the rear garden which is a most attractive feature of the property. Having been professionally designed, the garden is partially walled and consists of various paved seating areas, timber built pergola, lawn and established small trees offering a good degree of privacy. There are also planted and well maintained borders.

To the side of the house is a driveway leading to a single garage with electricity connected and a door into the garden. There is also a gravelled area to the front providing extra parking.





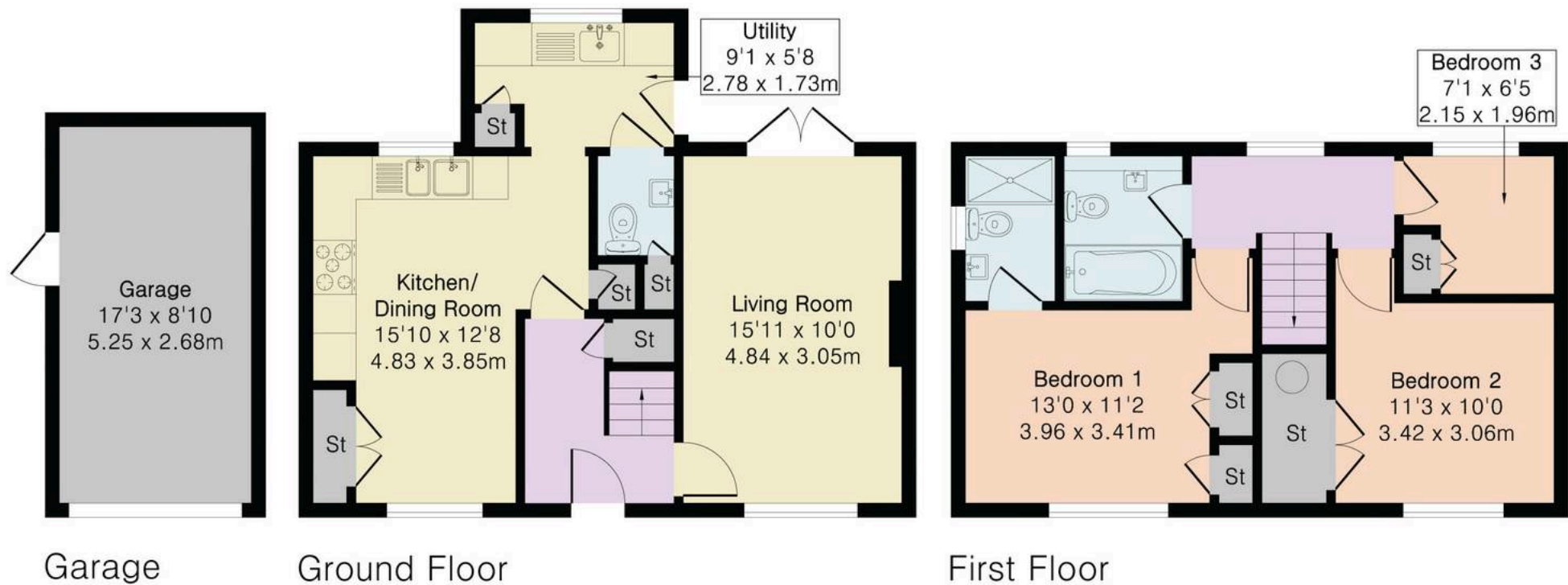


**Approximate Gross Internal Area 912 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 151 sq ft – 14 sq m





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