



9 Merivale Way, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£385,000

9 Merivale Way

Ely

EXTENDED! This impressive three bedroomed house offers spacious and flexible accommodation across three floors, making it ideal for families or those seeking extra living space. The property has been thoughtfully extended and remodelled, with the ground floor now featuring a superb kitchen/dining room that is perfect for both every-day living and entertaining guests. The extension to the rear forms a generous lounge, providing a comfortable and inviting space to relax. Upstairs, there is the family bathroom and three double bedrooms, including a principal bedroom with its own en-suite shower room and dressing room.

The property occupies a desirable corner plot, which offers significant advantages in terms of outside space and parking together with a single garage.

There is no upward chain and viewing is highly recommended to fully appreciate space on offer in this extended family home.

Council Tax Band: C

Tenure: Freehold

EPC Rating: C



9 Merivale Way

Ely

- Extended Three Storey House
- 3 Double Bedrooms (1 With En-Suite & Dressing Room)
- Remodelled Ground Floor To Provide Superb Kitchen/Dining Room
- Extension Forming The Lounge
- Corner Plot
- Parking & Garage
- No Upward Chain
- Viewing Recommended







Entrance Hall

With door to front, radiator.

Cloakroom

With low level WC, vanity unit with wash basin, radiator.

Kitchen/Diner

A superb room which is formed from the original kitchen and lounge/dining room which has been knocked into one large room. The kitchen area comprises a wide range of of painted units and drawers with matching worksurfaces, built in electric oven, gas hob and extractor hood, dishwasher, fridge/freezer, sink and drainer, pantry cupboard. The dining area has the stairs with understairs cupboard, double glazed window to side, radiator and double doors into the lounge.

Lounge

With double glazed window to rear and French doors to side, vaulted ceiling with two Velux windows, underfloor heating.

First Floor Landing

With stairs to second floor, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

With two double glazed windows to front, radiator.

Bathroom

With vanity unit with wash basin, low level WC, bath with shower above, heated towel rail.

Bedroom 1

With double glazed window to front, cupboard housing the hot water cylinder, access to loft, fitted drawers and dressing table, radiator.

Dressing Room

With a range of fitted wardrobes, dressing table and drawers, Velux window.

En-suite

With shower, low level WC, vanity unit with wash basin, Velux window, heated towel rail.



Outside

The property is situated on a corner plot giving extra garden and parking. To the rear of the house there is a lawned garden whilst to the side there is a large area of paving making an ideal place for a barbecue and outdoor seating area.

To the side there is a garage and side by side parking.





Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1285855)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

