



Lower Road, Stuntney, CB7 5TN

**CHEFFINS**



# Lower Road

Stuntney,  
CB7 5TN

- Substantial Individual Detached Family Home
- 5 Good Size Bedrooms
- Ground Floor Wet Room & First Floor Bathroom
- 2 Reception Rooms
- Detached Double Garage & Ample Off Road Parking
- Enclosed Garden To Rear Looking Towards Ely Cathedral
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating E

Cheffins offer to the market this substantial detached family home located in the village of Stuntney being approximately just a mile from Ely's Mainline Railway Station.

The property comprises entrance hall, generous lounge providing access into the garden, separate dining room, kitchen/breakfast room, utility room and ground floor wet room. On the first floor there are 5 good size bedrooms and a family bathroom. Outside there is a driveway providing parking for multiple cars, as well as a detached double garage. The rear is mainly laid to lawn with paved patio and fields beyond looking towards Ely Cathedral.

This property is offered for sale with no upward chain and is available to view by appointment.

5 2 2



**Guide Price £825,000**



## LOCATION

Stuntney is a small hamlet situated on the South-East side of Ely and allows easy access to Ely's Mainline Railway Station and within walking distance of Ben's Yard an independent retail village offering food, home interiors, fashion, beauty and fitness. Within Stuntney there is an active village hall with numerous community events and the Old Hall over the road offers additional dining and accommodation options. Ely itself is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.



**ENTRANCE HALL**

With door to side, radiator, built-in storage cupboard, further storage cupboard, stairs to first floor, 2 radiators, window to front.

**LIVING ROOM**

With 2 windows to front, open fireplace, doors to the dining room, patio doors to rear leading into the garden. Serving hatch to dining room.

**DINING ROOM**

With window to rear, serving hatch, serving hatch to lounge.

**GROUND FLOOR WET ROOM**

With low level WC, pedestal wash hand basin, walk-in shower, radiator, window to front.

**KITCHEN / BREAKFAST ROOM**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for dishwasher, space for single oven, windows to rear and side, radiator, built-in pantry, boiler. Door through to:

**UTILITY ROOM**

With window to front, radiator, plumbing for washing machine, door to side leading into the garden.

**FIRST FLOOR LANDING**

With 2 windows to front, airing cupboard housing the hot water tank, access to loft

**BEDROOM 5**

With window to front, built-in wardrobe, radiator.

**BEDROOM 2**

With window to rear, radiator, built-in wardrobe.

**BEDROOM 3**

With windows to rear and side, built-in wardrobe, radiator, further storage cupboard.

**BEDROOM 1**

With 2 windows to rear, 2 radiators, built-in wardrobes.

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC, 'P' shaped bath with shower over and screen, hand wash hand basin, window to side, radiator.

**BEDROOM 4**

With windows to front and side, 2 built-in wardrobes, radiator.

**OUTSIDE**

A driveway to the front provides off road parking for multiple vehicles and leads to a double garage. The double garage has a door and window to side and 2 up and over doors to front.

The rear garden has been mainly laid to lawn with paved patio, mature shrubs, trees and plants to borders, as well as hedgerows. The property has field views to rear towards Ely Cathedral.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £825,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – East Cambs District Council







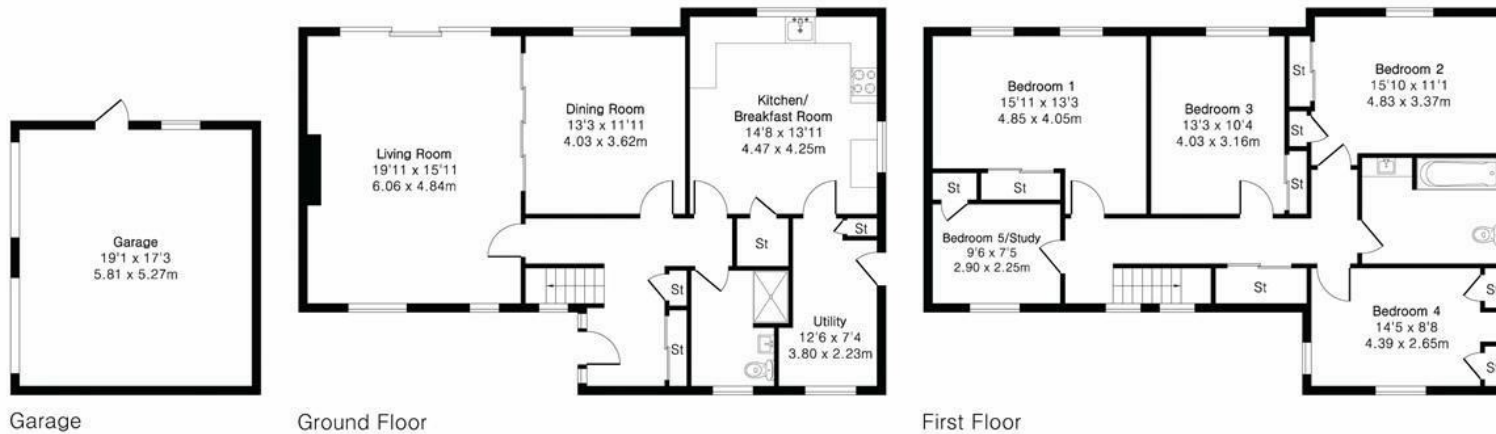


**Approximate Gross Internal Area 1944 sq ft - 180 sq m  
(Excluding Garage)**

Ground Floor Area 995 sq ft – 92 sq m

First Floor Area 949 sq ft – 88 sq m

Garage Area 330 sq ft – 31 sq m





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

