

Hallfield Terrace, Stuntney, CB7 5TS

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Stuntney,
CB7 5TS

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Guide Price £300,000



- Semi-detached Family Home
- Two Double Bedrooms
- Generous Front And Rear Gardens
- Ample Off Road Parking
- Outdoor Office Building With Private Cloakroom
- Solar Panels & 5kwh Battery System
- Freehold / Council Tax B / EPC: D

Cheffins offer to the market this well presented 2 bedroom semi-detached home located in the popular village of Stuntney, just a mile from the City of Ely.

The property comprises of entrance hall, lounge, kitchen / diner, generous conservatory overlooking and providing access to the gardens, 2 double bedrooms and a refitted bathroom.

Outside the property is a generous driveway providing ample off-road parking for multiple cars, whilst the rear offers a mainly laid to lawn garden with mature shrubs, trees and paved patios. There is also a large timber summer house/studio to the rear of the garden and an outdoor office that has separate storeroom and its own cloakroom.

The vendors have informed us that this property has also previously had planning permission granted (now lapsed) to extend the property.

To fully appreciate all that this individual home has to offer, an early viewing is highly recommended.









LOCATION

Stuntney is a small hamlet situated on the South-East side of Ely, offering country life only a mile from Ely Railway Station, providing easy mainline access to Cambridge and London. It is within easy walking distance of Ben's Yard, an independent retail village offering food, home interiors, fashion, beauty and fitness. Within Stuntney there is an active church, a village hall with numerous community events and the Stuntney Old Hall which offers fine dining and accommodation options. Ely itself is an historic cathedral city which provides an excellent range of shopping facilities and schools, including the prestigious Kings School. The city caters for all ages with various sporting and social activities. The Ely Leisure Village incorporates a sports center, 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, whilst Stuntney is also well positioned on the A142 providing an alternative route to Newmarket, Cambridge and London.

ENTRANCE HALLWAY
With door to front, radiator and stairs leading to the first floor.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces or solid work surfaces over., a double butler sink with mixer tap over, there is space for a single oven, space for a fridge freezer, plumbing for a washing machine, and space and plumbing for a slimline dishwasher. There is a window to the rear and side, a door to the rear providing access to the conservatory, a radiator, tiled floor and spotlights to the ceiling.

CONSERVATORY
UPVC and brick construction with glass roof, doors to rear and side providing access to the gardens. The current vendors use the conservatory as an additional family room.

LOUNGE
With window to front, open fireplace with granite hearth and timber surround, radiator, understairs boiler cupboard with vanity wash hand basin, plumbing for WC and window to side.

FIRST FLOOR LANDING
With window to side and loft access.

BEDROOM 1
With window to rear and radiator.

BEDROOM 2
With window to front and radiator.

FAMILY BATHROOM
Re-fitted in 2023 with a brand new three pieces suite comprising low level WC & wash hand basin in vanity unit and a paneled bath with shower over and shower screen. There is a heated towel rail, wall storage unit, a window to the rear and spotlights to ceiling. There is also electric under floor heating.

OUTSIDE
To the front of the property is a graveled driveway providing off-road parking for two to four cars, including an electric vehicle charging point. There is a vehicular gate leading through to the back garden where there is an extra space for caravan or campervan or 2 additional cars.

To the rear of the property the main garden is laid to lawn with 3 patios throughout, a greenhouse, a vegetable patch as well as mature shrubs, trees and plants to borders. The property backs onto farmland meaning it is not overlooked from the rear.

There are also three electric solar panels on the rear roof of the property, with a 5kw storage battery, installed in the attic.

OFFICE OUTBUILDING
There is an outside office with space for 2 large desks and a window to the side overlooking the garden. It has a cloakroom fitted with a two-piece suite comprising low-level WC and a vanity wash hand basin, a window to the side, an extractor fan and spotlights. Beside this is a separate secure storeroom, also with full electrics and currently used as a workshop.

SUMMER HOUSE
At the end of the garden is large wooden summer house, previously used as a studio. This has full electrics and its own independent fuse box.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

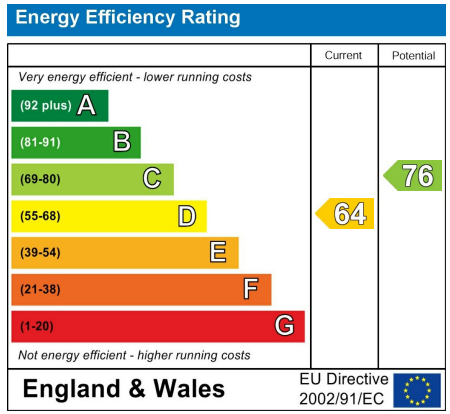

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Guide Price £300,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council







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Total area: approx. 106.7 sq. metres (1148.0 sq. feet)

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.

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