Lower Road, Stuntney, CB7 5TN

CHEFFINS

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Lower Road

Stuntney,
CB7 5TN

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Guide Price £699,950

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

** No Forward Chain **

Cheffins offer to the market this charming and substantial detached countryside family home located in the sought after village of Stuntney being approximately just a mile from Ely's Mainline Railway Station and offering views across the fens to Ely Cathedral.

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 further enhanced by views across the fens.

This spacious, light, airy & peaceful family home has been built and loved by its owners for the last 5 decades. The property offers a semi rural feel with the added benefit of being within a mile from the popular City of Ely and is offered for sale with no upward chain.

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 church, village hall with numerous community events and the Old Hall over the road offering additional 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, catering for all ages and various sporting and social activities including 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 providing regional links to places such as Cambridge, London, Norwich and Peterborough.

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.

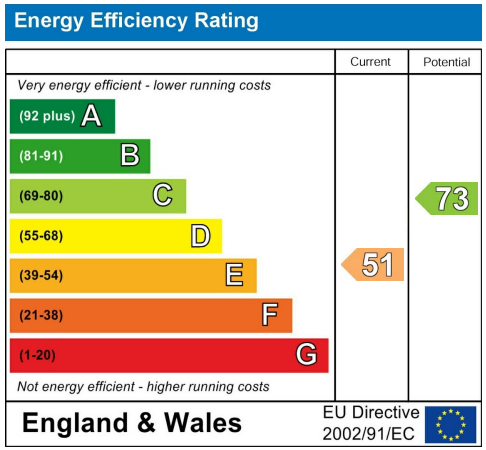
BATHROOM
Fitted with a 3-piece suite comprising low level WC, 'P' shaped bath with shower over and screen, hand wash hand basin, window to side, radiator.

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 very bottom of the garden has been separated by a hedgerow and was previously used as a vegetable garden. The property also has field views to the rear across the fens towards Ely Cathedral.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Guide Price £699,950
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambs District Council

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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

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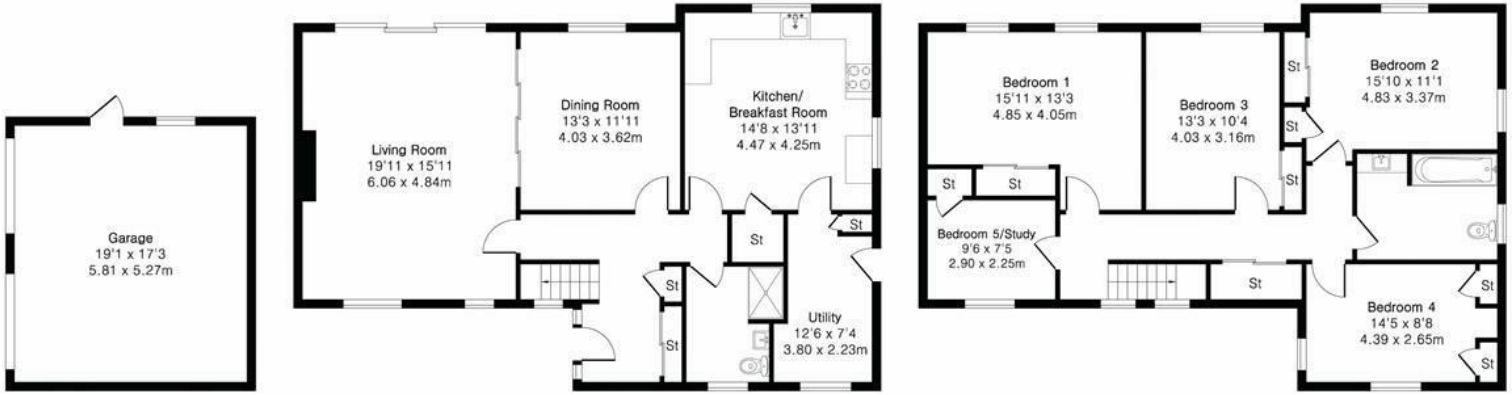

Garage Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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