

Soham Road, Stuntney, CB7 5TP

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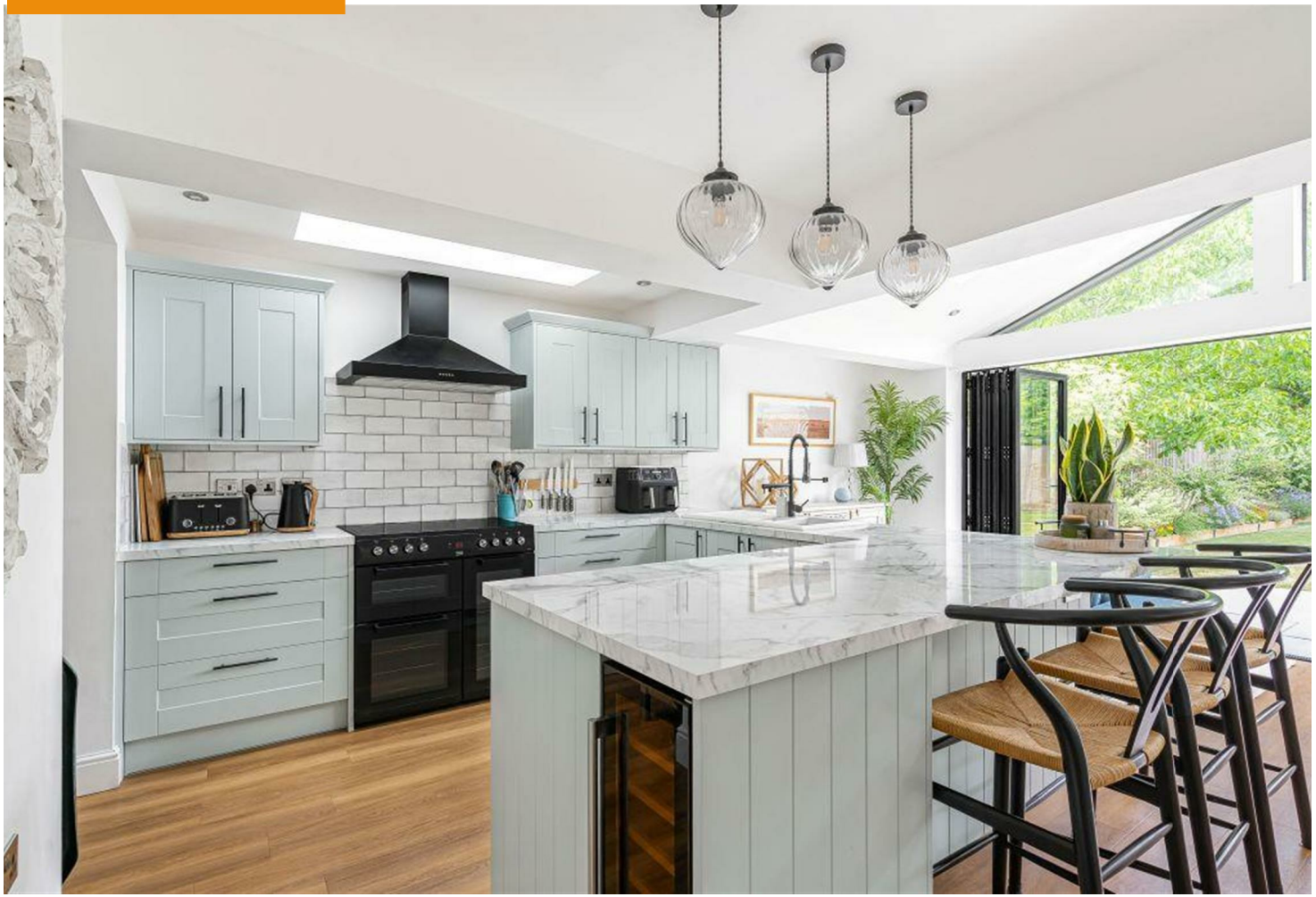
Soham Road

Stuntney,
CB7 5TP

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Guide Price £475,000

- Stunning Extended Semi Detached Family Home
- Fully Renovated
- Kitchen / Diner / Family Room
- 4 Good Sized Bedrooms
- Bi-fold Doors Overlooking The Rear Garden
- Under Floor Heating
- Ample Parking
- Electric Car Charger
- Freehold / Council Tax B / EPC D



Cheffins are delighted to offer to the market this fully renovated and deceptively spacious family home located in the popular village of Stuntney. This property really oozes quality throughout and needs to be seen to be appreciated.

The property offers an entrance porch, entrance hall, ground floor shower room, separate utility room as well as an open kitchen / dining / family room at the rear with bespoke units and bi folds providing access and overlooking the gorgeous rear garden. Upstairs there are 4 bedrooms and a family bathroom completing the internal accommodation.

Outside the property to the front is a generous driveway providing ample off road parking including an electric car charging point whilst the rear is landscaped, mainly laid to lawn garden with paved patio and gated access to the front.

This property really is a one off and has some fantastic features such as a new heating system thoroughout including under flooring heating and sound proofing insulation. It has had a full rewire, extensions and a new roof in 2023 and really has had no expense spared. To fully appreciate all that this property has to offer an early viewing is highly recommended.











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 PORCH
With door to front and door leading to hallway.

HALLWAY
With stairs leading to the first floor and radiator.

KITCHEN / DINER / FAMILY ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven with extractor hood over, one and a half bowl sink with mixer tap over, integral wine cooler, integral dishwasher, integral bins, two windows to the side, window to the rear, three skylights, bi-fold doors to the rear leading into the garden.

UTILITY AREA
With integrated washing machine and tumble dryer, space for fridge/freezer, storage units with work surfaces over.

LOUNGE
With window to the front, inset log burner and radiator.

GROUND FLOOR SHOWER ROOM
Fitted with a three piece suite comprising low level WC, vanity wash hand basin and a shower cubicle, radiator, extractor fan, spotlights and tiled splashbacks.

FIRST FLOOR LANDING
With window to side and access to the boarded loft.

BEDROOM 1
With window to the front and radiator.

BEDROOM 2
With window to the rear and radiator.

BEDROOM 3
With window to the rear and radiator.

BEDROOM 4 / OFFICE
With window to the side and radiator.

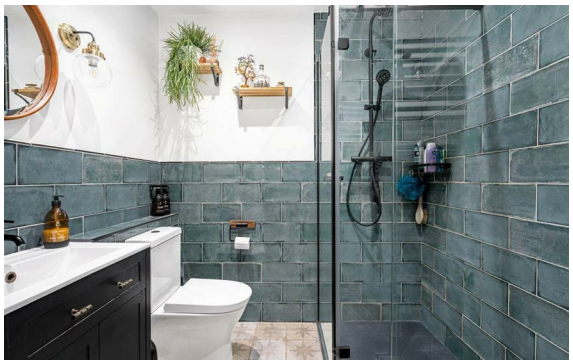
FAMILY BATHROOM
Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, panelled bath with shower over with shower screen. Window to the side, heated towel rail, extractor fan and tiled splashbacks.

OUTSIDE
The landscaped rear garden is mainly laid to lawn with flower beds to borders, paved patio and gated access to front. The garden also benefits from hardwired lights around garden perimeter. 3 outdoor power points and hot water external tap.

To the front is a gravelled driveway and an EV charge point.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.















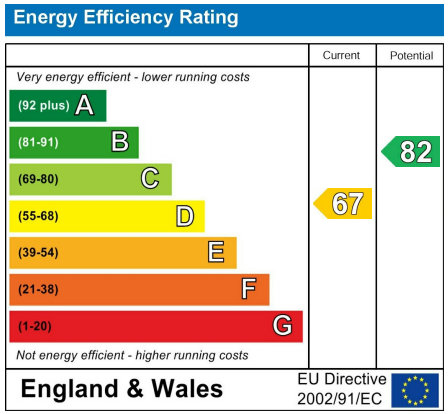
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Guide Price £475,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council



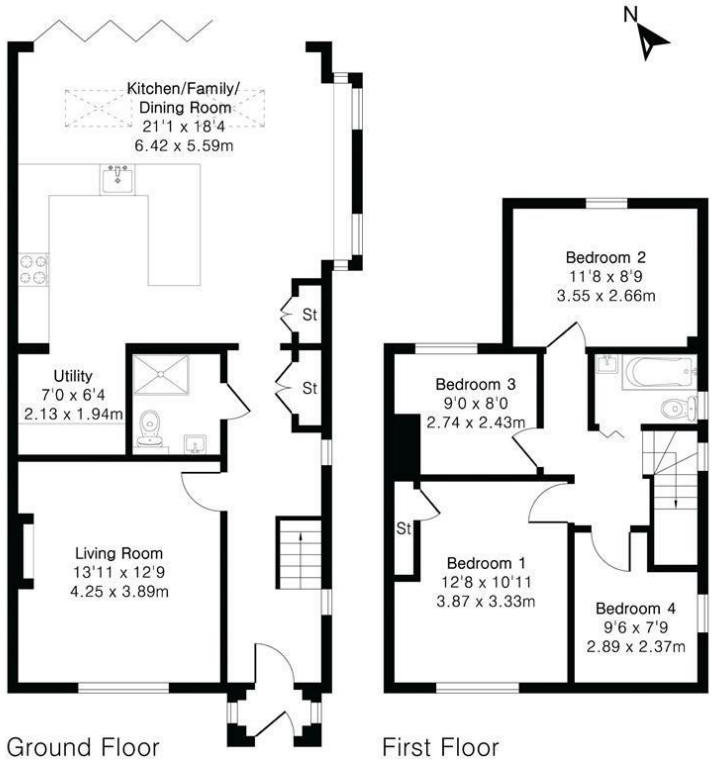






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Approximate Gross Internal Area 1301 sq ft - 121 sq m
Ground Floor Area 798 sq ft – 74 sq m
First Floor Area 503 sq ft – 47 sq m



PINKPLAN

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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