



Steward Close, Stuntney, Ely, Cambridgeshire CB7 5TW

www.pocock.co.uk



Steward Close, Stuntney, Ely, Cambridgeshire, CB7 5TW

An extended semi-detached property offering open-plan living and attractive south facing rear garden. Accommodation comprising entrance hallway, lounge/dining room, modern kitchen, utility room, cloakroom, three bedrooms, family bathroom and ample off-road vehicular parking.

- Extended Semi-Detached Home
- Lounge/Dining Room
- Kitchen
- Utility
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Enclosed South Facing Rear Garden

Guide Price: £360,000



STUNTNEY is a small hamlet within walking and cycling distance of Ely's mainline Railway Station being approximately 1 mile away which provides an electrified rail link to Cambridge (approx. 15 mins) and London (approx. 75 mins). Stuntney is in an elevated position offering countryside walks with superb views of Ely Cathedral.

ENTRANCE HALL With door to front aspect, stairs to first floor.

OPEN PLAN LIVING ROOM/DINING ROOM 23'9" x 12'3" (7.25 m x 3.73 m) With bi-folding doors to rear garden, double glazed window to rear aspect, log burning stove, door to front aspect and understairs storage cupboard.

KITCHEN 18'1" x 10'4" (5.51 m x 3.15 m) 1 1/2 inset sink and drainer, range of matching base units and drawers, space for range master style cooker, integrated appliances, dual aspect room with double glazed window to side and two to the rear.

UTILITY ROOM 6'7" x 6'1" (2.00 m x 1.86 m) With door to driveway. Range of matching base and wall units and plumbing for utilities.

FIRST FLOOR LANDING

BEDROOM ONE 11'9" x 11'3" (3.59 m x 3.44 m) Double glazed window to rear aspect. Radiator.

BEDROOM TWO 11'7" x 10'5" (3.52 m x 3.17 m) Double glazed window to rear aspect. Radiator.

BEDROOM THREE 8'3" x 7'7" (2.51 m x 2.31 m) Double glazed window to front aspect. Radiator.

FAMILY BATHROOM Panel bath with shower attachment, separate shower cubicle with Drench shower head and attachment. Low level WC, wash hand basin and double glazed window to side aspect.

EXTERIOR The property benefits from a spacious gravel driveway providing ample off-road parking. Gated access leads to a generous south-facing rear garden with paved patio, lawn and a variety of mature plants and shrubs. Outbuilding and furthermore at allotment area to rear of the garden.

Tenure The property is Freehold

Council Tax Band B

EPC TBC (0/0)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7526





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.