



## Steward Close, Stuntney, Ely, Cambs, CB7 5TW

Village Location - Semi-Detached House - 3 Bedrooms - Kitchen/Diner & Utility - Lounge - Bathroom - Front & Rear Gardens - Off Road Parking - Call To View (01354) 696700

**£299,995**





#### Ground Floor

**Entrance Hall**  
Double glazed window to side, radiator, stairs to the first floor.

**Lounge**  
3.85m (12'6") x 3.83m (12'5")  
Double glazed window to front, electric fire with surround and radiator.

**Kitchen/Diner**  
5.76m (18'8") x 2.67m (8'7")  
Fitted with a matching range of base and eye level units with solid wood worktop space over, stainless steel sink, integrated fridge and dishwasher, built-in electric cooker, built-in warming draw, built-in electric hob with extractor hood over, double glazed window to rear, built-in under stairs storage cupboard, radiator and tiled flooring.

**Lobby**  
Radiator.

**Utility**  
2.46m (8') x 1.83m (6')  
Fitted with a matching range of base and eye level units with

worktop space over, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to side and door to the store.

#### First Floor

**Landing**  
Double glazed window to side, built-in airing cupboard and radiator.

**Bedroom 1**  
4.12m (13'5") x 3.84m (12'5")  
Double glazed window to front and radiator.

**Bedroom 2**  
3.31m (10'8") x 2.67m (8'7")  
Double glazed window to rear, built-in storage cupboard and radiator.

**Bedroom 3**  
2.68m (8'7") x 2.42m (7'9")  
Double glazed window to front, radiator and bi-fold door.

**Bathroom**  
Fitted with three piece suite comprising P-shaped panelled

bath, wash hand basin with storage under and WC, tiled surround, double glazed window to side, heated towel rail and vinyl flooring.

**Outside**  
The property offers a block paved driveway to the side of the property.

The front garden comprises lawn, patio and shrub borders and paved path leading to the front door and a timber fence surrounding.

To the rear of the garden smaller courtyard garden which comprises patio, lawn and planted borders.

EPC Rating: C

**SECTION 21 - AGENTS NOTE:**  
In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor is a family member of an employee of T Payne & Co.



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

