

Martins Lane, Ely, CB6

£950,000



DOING REAL ESTATE A WORLD OF GOOD



Modern Bespoke Home - Little Downham, An Architectural Masterpiece!



Key Features

- EPC rating A! Exceptional energy efficiency
- the perfect entertainment property with a cinema & hot tub area
- open plan kitchen/living/diner as well as a separate dining room and living room
- unique, bespoke detached property split over three levels
- master suite with its own floor (on ground level)
- incredibly spacious entrance hall, creating a welcoming and opening entry way
- solar panels
- 4/5 reception rooms, - ideal for multi-generational living
- generous rear garden with outbuilding









A stunning contemporary residence split across three levels, offering exceptional living space and premium entertainment areas and ideal for multi-generational living. This impressive property offers 5/6 bedrooms and has been thoughtfully designed to maximize both living and entertainment space across three floors. Located in the sought-after Martin's Lane, Little Downham, this architect-designed home seamlessly blends luxury with functionality.

LOWER GROUND FLOOR

Step down into the lower ground floor from the entrance hall, where you'll find an impressive kitchen/living/diner area. The floor-to-ceiling bifolding doors seamlessly blend indoor and outdoor living, leading directly to the patio area. Adjacent to this, a separate living room also boasts bifolding doors, offering easy access to a delightful hot tub area. The lower ground floor is truly an entertainer's dream, featuring a dedicated dining room, cinema room, utility room, and a laundry area with a convenient WC. Additionally, a fifth bedroom (currently used as a gym) with an ensuite ensures guests or family members enjoy their stay in style. The main entertainment space is adorned with sleek tiled flooring and underfloor heating throughout, enhancing the modern aesthetic. With this space being a lower level, it creates a sense of both privacy and security and makes this property incredibly unique.

GROUND FLOOR

Ascending to the ground floor, you are greeted by a grand entry hall that exudes elegance and is incredibly spacious. This level

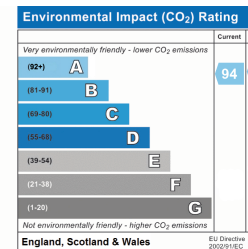
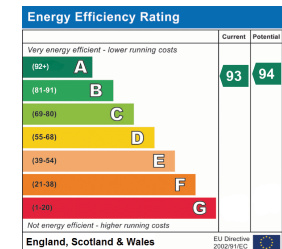








TOTAL: 229 m2
BELOW GROUND: 117 m2, FLOOR 2: 48 m2, FLOOR 3: 64 m2
EXCLUDED AREAS: OPEN TO BELOW: 4 m2, LOW CEILING: 4 m2, STORAGE: 4 m2
FLOOR PLAN CREATED BY CUBICASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Tenure Type: Freehold
Council Tax Band: E
Council Authority: East Cambs

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