



5 Russell Drive, Little Thetford

A prime new build detached family home

Ely, CB6 3NU



Russell Drive, Little Thetford, Ely, CB6 3NU

Guide price £595,000

- Underfloor heating on ground floor
- Integrated Hotpoint appliances
- New build warranty
- Countryside location
- Amtico flooring
- Quartz worktops
- Views of Ely Cathedral
- Off-road parking

A brand new 3/4 -bedroom family home offering over 1,650sq. ft of beautifully appointed accommodation positioned in a wonderful countryside setting.

This luxury home is situated at the end of the exclusive road of distinctive newly built properties, right on the edge of the desirable village of Little Thetford.

The accommodation is perfect for a family and the modern demands and working styles are at the heart of the design. The specification is first class providing modern, efficient systems and equipment synonymous with the very best new homes of this type.

There is a spacious entrance hallway with soft grey LTV flooring and underfloor heating, which continues throughout the ground floor.

The kitchen/dining/living room is at the heart of this impressive house. The kitchen has quartz worktops, an integrated side-by-side double oven with a warming drawer, a dishwasher, and a full-height fridge and freezer, making it perfect for family living. Additionally, there is plenty of cabinet storage, an undermount sink, and a breakfast peninsula.

Leading from the kitchen is the dining space with a vaulted ceiling and remote-controlled Velux windows. There are bi-fold doors in the dining and living areas, offering uninterrupted views of the countryside beyond. Off the living area, there is an additional reception/study again with bi-fold doors to the rear garden.

Further, on the ground floor, there is a cloakroom and understairs storage, as well as a very useful utility area with the continuation of the kitchen specification worktop and cabinets. From the utility room, there is direct access to the single garage with an electric door and side access.





Upstairs there is an unusually large and bright landing area, perfect for an additional home-working space. The primary bedroom is a large double with a stylish en-suite and walk-in wardrobe. It's most distinctive feature, however, is the uninterrupted view of Ely Cathedral and the surrounding countryside from its Juliette balcony.

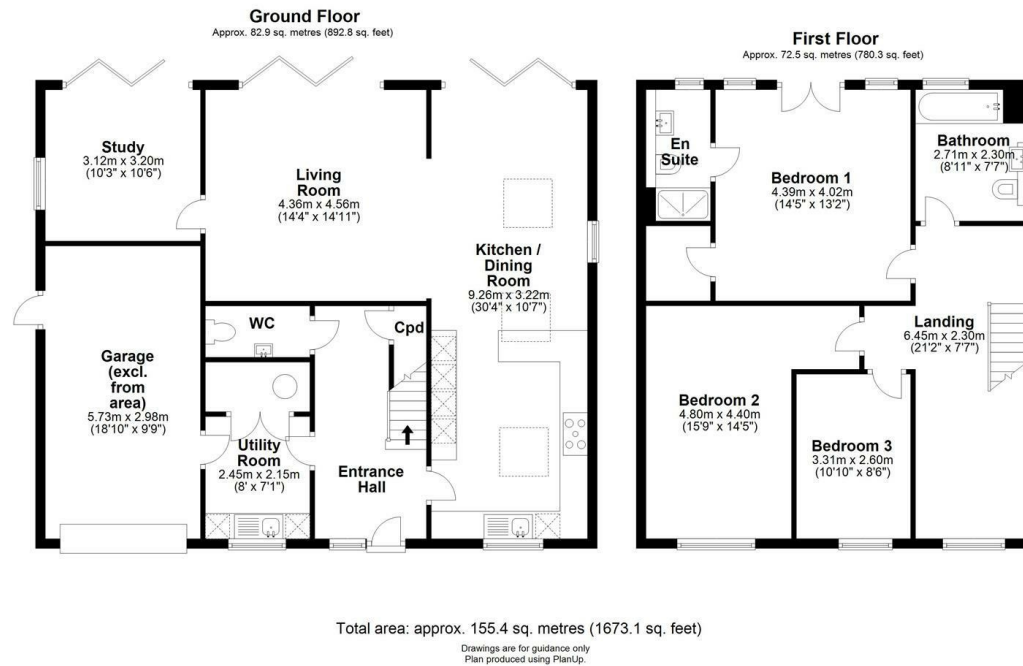
There are two other bedrooms and a superbly appointed family bathroom with tiled walls, vanity unit with basin, wc, and chrome heated towel rail.

Externally, there is off-road parking for two cars at the front of the property as well as a smaller lawned area, and access on either side of the property to the rear garden. The rear garden is a great size, mainly laid to lawn with open fencing to the rear.

All in all, a wonderful example of a brand-new family home.



Floorplan



Russell Drive is a new development of distinctive properties, located on the edge of the desirable village of Little Thetford, just 3 miles south of the historic and bustling city of Ely. The village has excellent community facilities including a sports ground, village hall, playground and a primary school. As well as the world-renowned Cathedral, Ely has excellent shopping options including Waitrose and Tesco, as well as schooling including the highly regarded Kings Ely.

Tenure: Freehold
Council tax band: To be advised.
Shared responsibility TBC

Viewing: Please contact Gray & Toynbee on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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