



20 Barway Road, Barway

Barway

£510,000

RICHARD
BOOTH
ESTATE AGENTS



20 Barway Road

Barway

This brand new, individually designed detached home offers a rare opportunity to acquire a spacious four bedroom property in a sought-after non-estate location within a small, well-connected village. The house has been thoughtfully constructed to a high specification and benefits from a new build warranty for peace of mind. The accommodation comprises a welcoming entrance hallway, a superb contemporary kitchen fitted with quality appliances, and a bright, spacious lounge featuring stylish bifold doors that open onto the garden. There are four bedrooms in total, including a principal bedroom with an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

The outside space has been carefully designed to complement the home's modern interior. To the front, a generous gravelled driveway provides ample off-road parking and leads to the adjoining garage. Gated pedestrian access leads to the rear garden, which features an extensive paved patio - ideal for outdoor entertaining or relaxing - leading onto a newly laid lawn. The garden further benefits from a concrete base with an electricity supply, ready for the installation of a shed or workshop to suit your needs. This well-proportioned plot offers a wonderful balance of privacy, practicality, and scope for future enhancements, making it a perfect setting for family life or those who enjoy spending time outdoors.

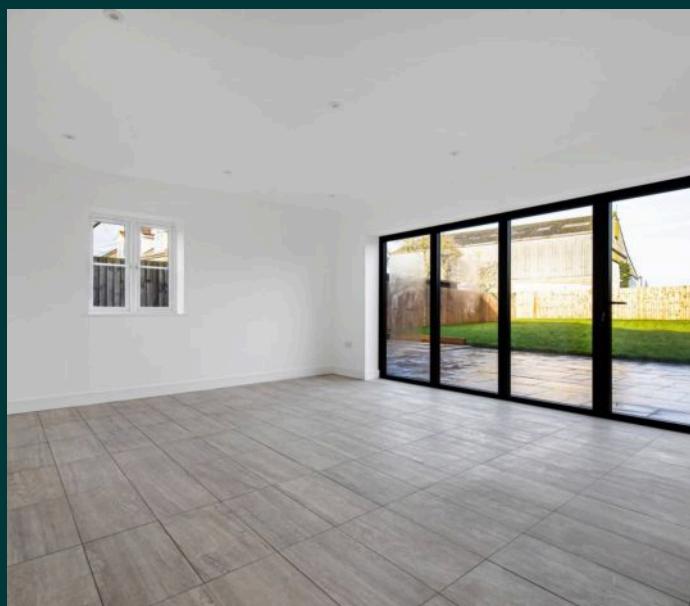
Energy efficiency is at the forefront of the design, with air source heating with underfloor heating throughout the home, solar panels and an electric vehicle charging point. The property's location is ideal for countryside walks and is conveniently situated for easy access to Ely station, making it perfect for commuters or families seeking a blend of rural tranquillity and practicality. Viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold



- Brand New Individual Detached Home
- Non Estate Location
- 4 Bedrooms (1 En-suite)
- Spacious Lounge With Bifold Doors
- Superb Contemporary Kitchen With Fitted Appliances
- Extensive Driveway/Garage & Lawned Garden
- Air Source Heating With Underfloor Heating Throughout
- Countryside Walks Nearby
- New Build Warranty
- Small Village Convenient For Ely Station



Entrance Hall

With door to front, stairs to first floor with oak handrail, glazed panels and low level lighting, tiled floor with underfloor heating.

Cloakroom

With low level WC, vanity unit with wash basin, heated towel rail, tiled floor with underfloor heating.

Kitchen

With double glazed window to front, fitted with a range of wall and base units and drawers with quartz worktop, built in side by side electric ovens, induction hob with integrated extractor fan, integrated washing machine, dishwasher, microwave and fridge/freezer, sink unit and drainer, tiled floor with underfloor heating.



Lounge/Dining Room

With bifold doors onto rear garden, double glazed window to side and tiled floor with underfloor heating.

Landing

With access to loft which has a ladder and is boarded, glazed balustrade leading to staircase, underfloor heating.

Bedroom 1

With double glazed window to rear, underfloor heating.

En-suite

With double size shower, vanity unit with wash basin, low level WC, double glazed window to rear, heated towel rail, tiled floor with underfloor heating

Bedroom 2

With double glazed windows to front and rear, eaves storage cupboards, Karndean flooring with underfloor heating.

Bedroom 3

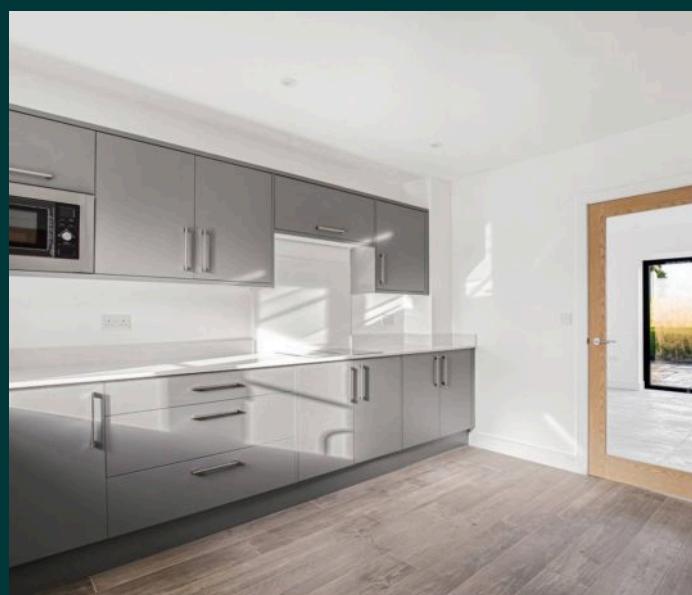
With double glazed window to front, double wardrobe, underfloor heating.

Bedroom 4/Office

With double glazed window to front, underfloor heating.

Bathroom

With suite comprising low level WC, vanity unit with wash basin, bath, separate shower cubicle, heated towel rail, underfloor heating.

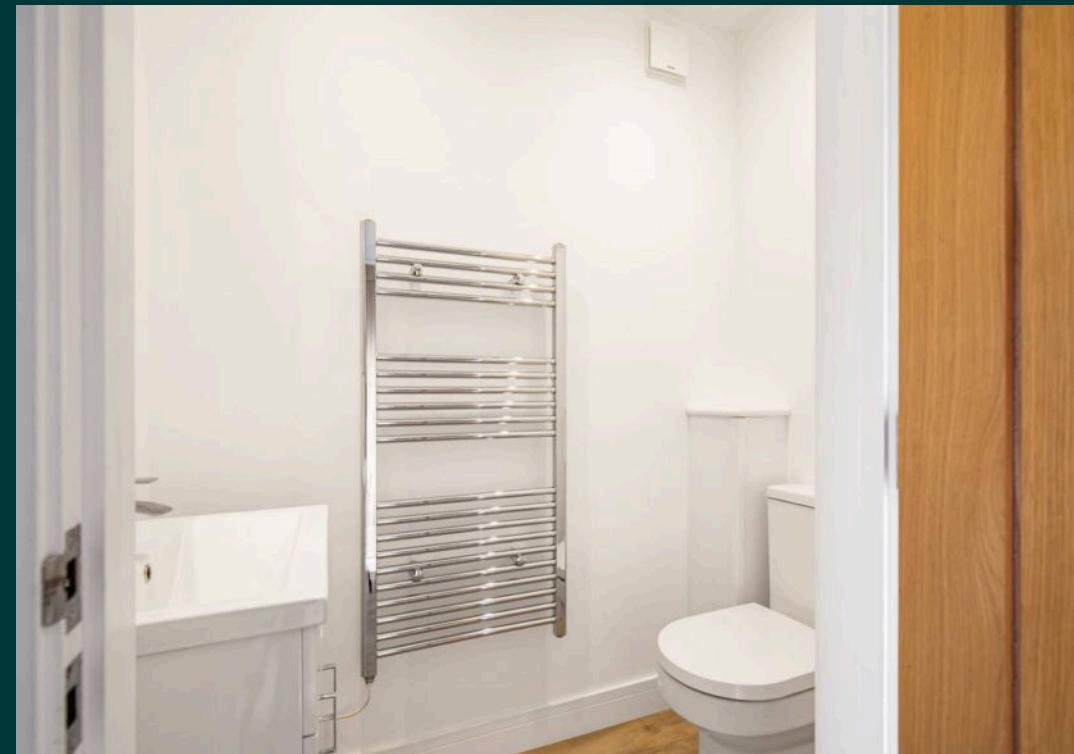
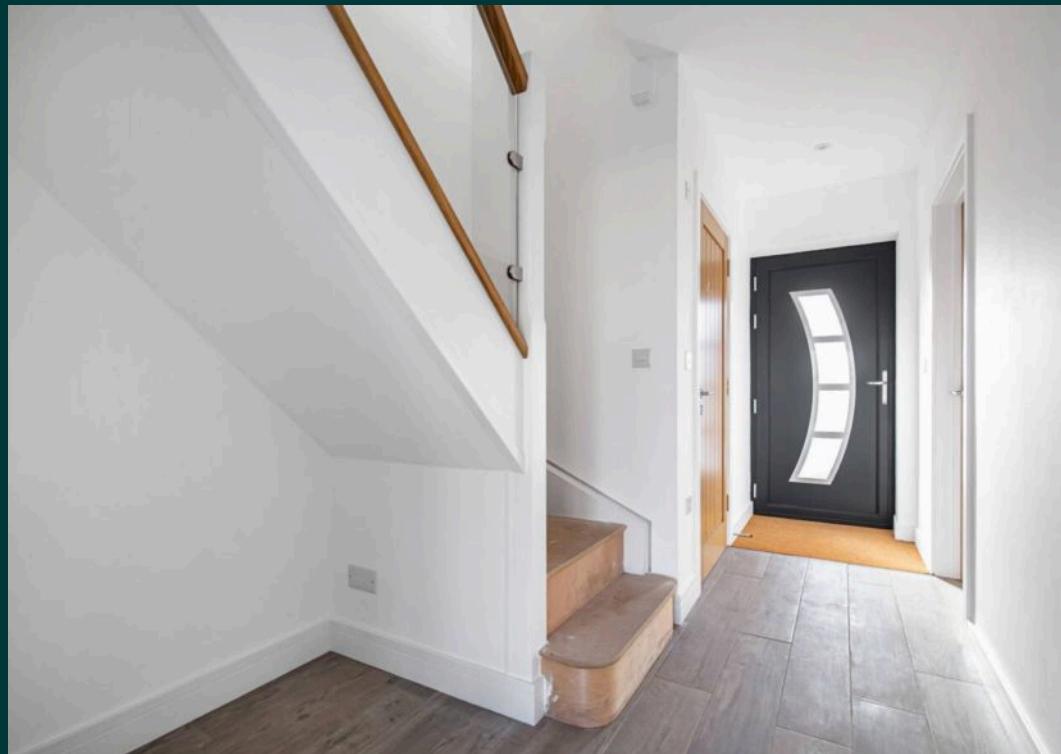


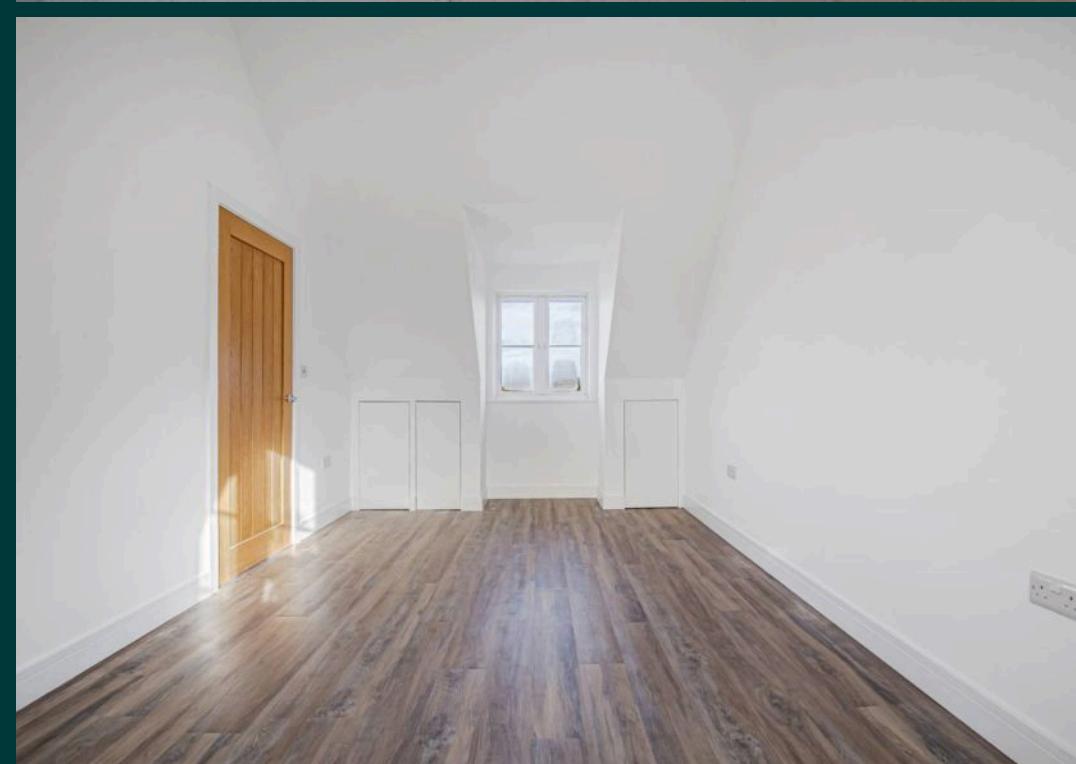
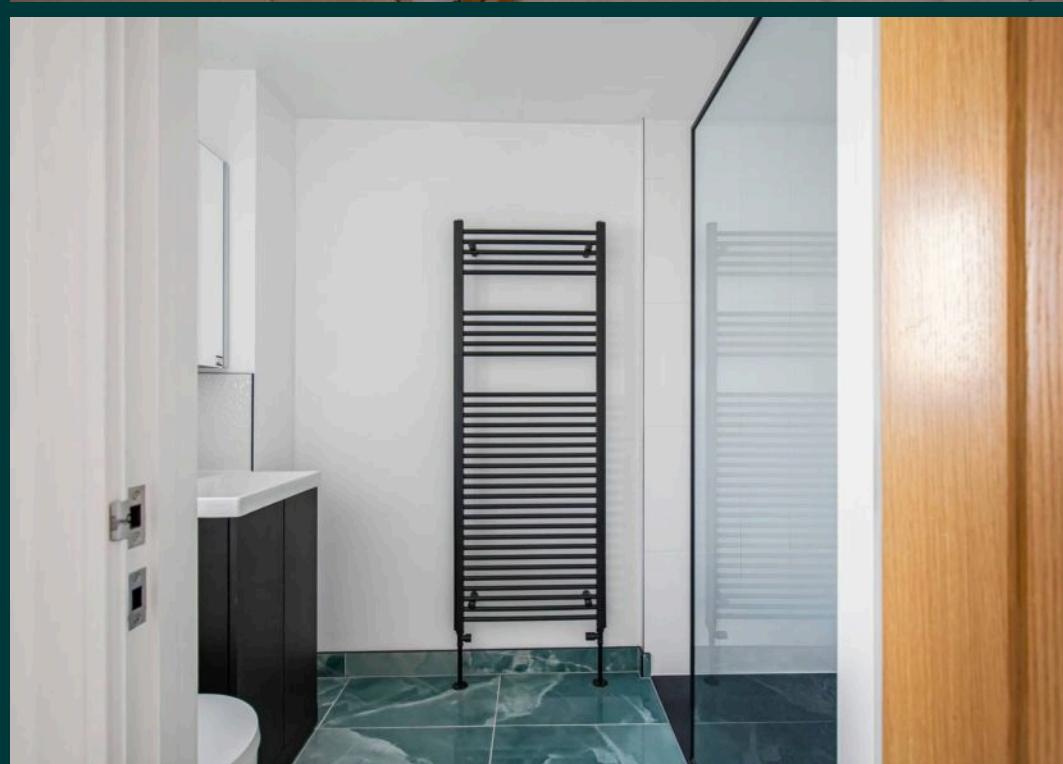
OUTSIDE

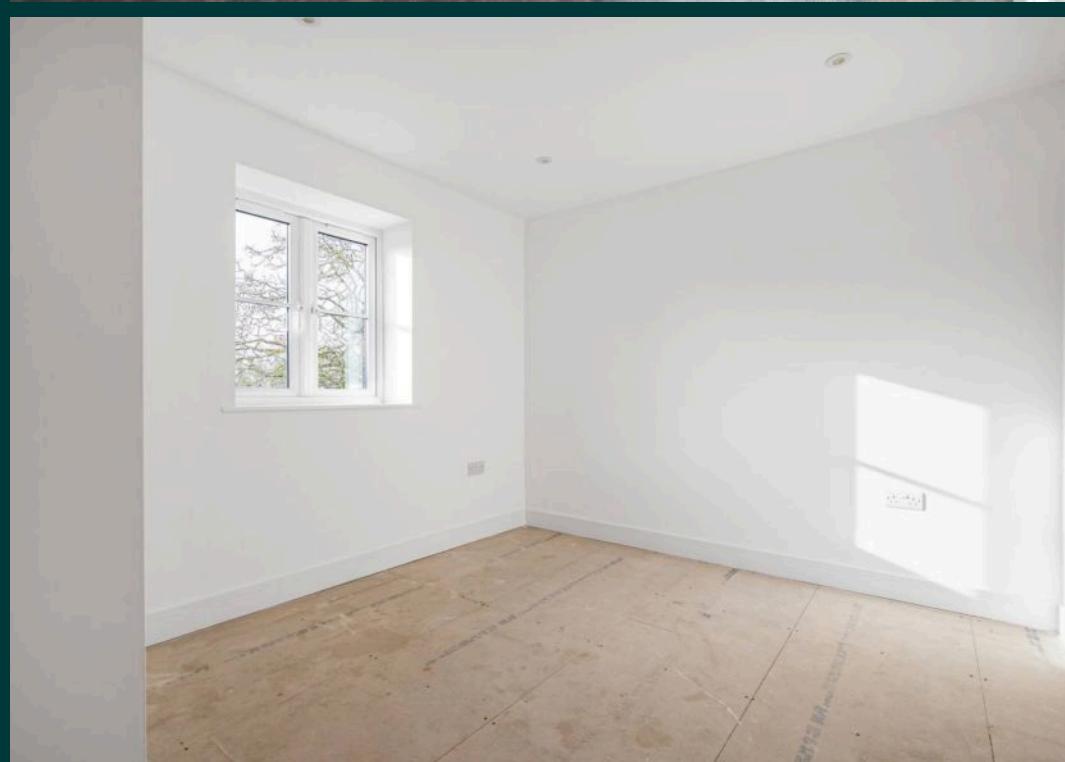
To the front of the house there is a spacious gravelled driveway providing ample parking and leading to the garage. The garage has an electric roller shutter door and door into the garden whilst it also houses the hot water cylinder and has the benefit of underfloor heating. The garage adjoins the house and offers scope to be converted into additional living accommodation (subject to obtaining any necessary consents).

Gated pedestrian access leads to the rear garden which has an extensive paved patio leading onto the lawn. The garden also has a concrete base with electricity supply ready for a shed or workshop to be installed.







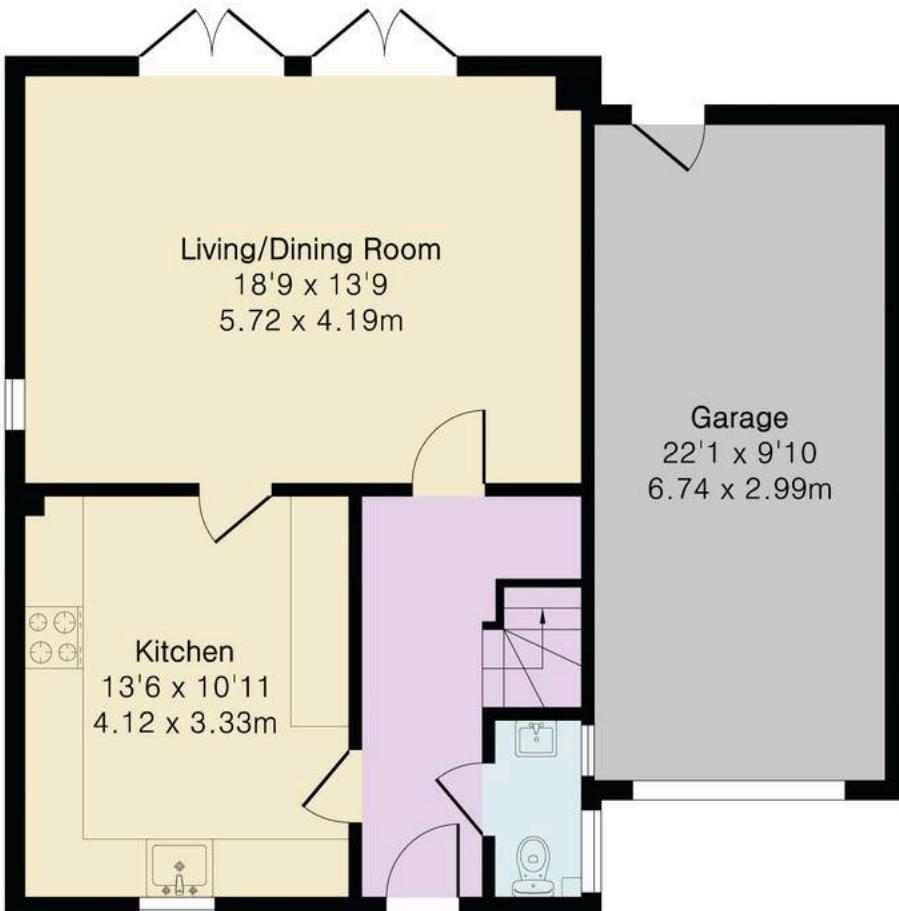


Approximate Gross Internal Area 1230 sq ft - 114 sq m (Excluding Garage)

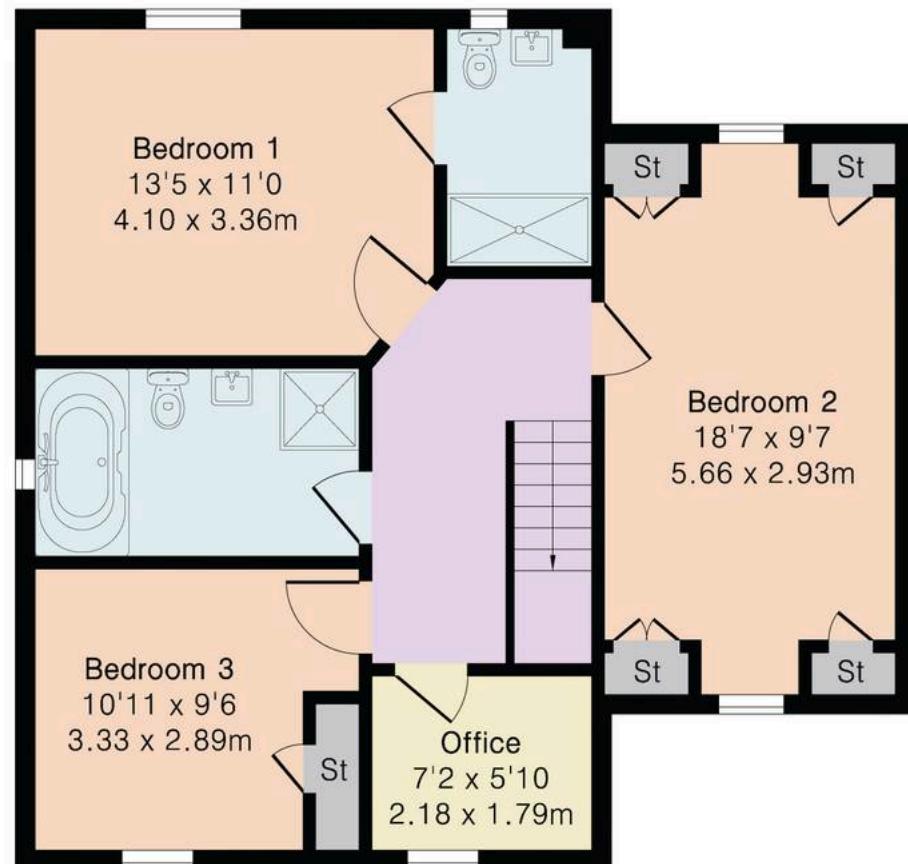
Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 710 sq ft – 66 sq m

Garage Area 217 sq ft – 20 sq m



Ground Floor



First Floor



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