



The Old Stables, 5 Seymours Paddock, Stuntney, CB7 5RS

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

## The Old Stables, 5 Seymours Paddock, Stuntney, Ely, Cambridgeshire CB7 5RS

A beautifully presented five double bedroom, three bathroom, detached family home, situated on an exclusive small development in the popular hamlet of Stuntney, approximately one mile from Ely's mainline railway station.

- Entrance Hall & Cloakroom
- Sitting Room with Bi-fold Doors & French Doors
- Bespoke Fitted Kitchen with Integrated Appliances
- Five Double Bedrooms (Two with En-Suites)
- Family Bathroom
- Landscaped Front & Rear Gardens
- Driveway Parking & Double Garage
- Approximately 2409ft<sup>2</sup>. (223.8m<sup>2</sup>)

**Guide Price: £665,000**



**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, also close to the newly opened Ben's Yard retail village with shops, café, adventure play area and countryside walks.

**ENTRANCE HALL** 13'2" x 8'8" (4.02 m x 2.65 m) Entrance door leading to entrance hallway with a frosted double glazed window to the side, staircase rising to first floor and built-in under stair storage cupboard with hanging rail, radiator.

**CLOAKROOM** with opaque double glazed window to front. Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Heated towel rail and ceramic tiled flooring.

**SITTING ROOM** 24'1" x 12'10" (7.35 m x 3.90 m) Dual aspect room with double glazed French doors opening to the rear garden and double glazed bi-folding doors opening to the side garden. Feature chimney breast with potential to install a solid fuel burner, two double radiators.

**KITCHEN/DINING ROOM/FAMILY ROOM** 21'9" x 14'9" (6.62 m x 4.51 m) with double glazed feature window to front with double glazed window to side.

Fitted with bespoke Parker Rose modern high gloss white oak effect units with grey quartz stone worktops, integrated Siemens oven and combination microwave, inset 1 & 1/2 bowl sink unit with Insinkerator waste disposal unit and mixer tap over, Siemens induction hob, integrated Siemens dishwasher and Siemens fridge/freezer, wine cooler, ceramic tiled flooring and door leading to Utility Room.

**UTILITY ROOM** with fitted full height unit housing integrated Siemens washer/dryer, full length double glazed door leading to the rear garden and door leading to double garage.

**FIRST FLOOR LANDING** with built-in airing cupboard housing hot water cylinder and shelving, radiator.

**BEDROOM ONE** 15'10" x 12'10" (4.82 m x 3.92 m) Dual aspect double glazed windows to both sides. Radiator.

Dressing room with opaque double glazed window to rear, radiator, modern fitted wardrobes (overhead storage, hanging space, built-in shelving and pull out drawers). Door opening to En-suite: -

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, vanity unit with inset hand wash basin, walk-in double shower with drencher head attachment over, tiled splashbacks, extractor fan, opaque double glazed window to side, heated towel rail and ceramic tiled flooring.

**BEDROOM FOUR** 14'11" x 9'8" (4.57m x 2.95m) with double glazed window to front. Radiator.

**BEDROOM FIVE** 13'11" x 8'10" (4.25 m x 2.70 m) with double glazed window to front, radiator, built-in three door wardrobe with overhead storage, built-in shelving, pull out drawers and hanging space.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, hand wash basin and bath with side mixer taps. Tiled splashbacks, extractor fan, heated towel rail, opaque double glazed window to side and ceramic tiled flooring.

#### SECOND FLOOR LANDING

**BEDROOM TWO** 13'8" x 12'11" (4.16 m x 3.93 m) with two Velux windows, access to loft, radiator and door leading to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, hand wash basin, walk-in double shower with drencher head attachment over. Heated towel rail, Velux window and ceramic tiled flooring.

**BEDROOM THREE** 13'8" x 12'0" (4.17 m x 3.66 m) with two Velux windows. Radiator.

**EXTERIOR** The front of the property has a lawned garden enclosed by hedging and brick wall with a pathway leading to the front door and side gate.

The south facing rear garden is fully enclosed and has a large patio area to the side with a lawned garden and feature raised beds and an outside tap.

**GARAGE** 18'3" x 17'7" (5.55 m x 5.36 m) The double garage has two remote controlled Garador up and over doors and has the benefit of power with lighting, tap and loft storage.

**AGENTS NOTE** The property was built in 2018 and benefits from an LABC warranty with 4 years remaining. The new owners will have one sixth share of the management company. Private road access with an annual maintenance charge of approximately £55.

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** B (86/92)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6881





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.