



**Stewards Close, Stuntney, Ely, Cambridgeshire CB7 5TW**

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## Stewards Close, Stuntney, Ely, Cambridgeshire CB7 5TW

An immaculately presented three/four bedroom semi-detached property with three double bedrooms, lounge, open plan kitchen/dining room and ground floor family room/study/bedroom four located in this desirable hamlet approximately 1.1 mile from Ely Railway Station.

- Immaculately presented
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Walking distance of Ben's Yard and Ely Railway Station
- Enclosed Rear Garden
- Viewing Recommended

**Guide Price: £325,000**



**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.

**ENTRANCE HALL** with door to front aspect, double glazed window to side aspect, staircase rising to first floor and radiator.

**LOUNGE** 12'6" x 12'6" (3.80 m x 3.80 m) with feature fireplace, double glazed window to front aspect with bespoke fitted shutters and radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 18'8" x 9'2" (5.70 m x 2.80 m) Single stainless steel sink unit. Fitted with a range of matching base and wall mounted units, under stairs storage cupboard, space for freestanding cooker, plumbing for utilities, double glazed window to rear aspect double glazed French doors to rear garden. Radiator.

**INNER HALLWAY** with doors to front and rear aspects, pantry cupboard.

**FAMILY ROOM/STUDY** 7'7" x 5'11" (2.30 m x 1.80 m) with window to front aspect.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12'2" x 10'10" (3.70 m x 3.30 m) with fitted built-in wardrobe, double glazed window to front aspect with bespoke fitted shutters, radiator and exposed wooden flooring

**BEDROOM TWO** 12'2" x 8'6" (3.70 m x 2.60 m) with double glazed window to rear aspect, radiator, built-in storage cupboard and exposed wooden flooring.

**BEDROOM THREE** 8'6" x 7'10" (2.60 m x 2.40 m) with double glazed window to front aspect with bespoke fitted shutters. Radiator

**BATHROOM** Fitted with a three piece suite comprising panelled bath with shower above including drencher size showerhead and shower attachment, low-level WC and pedestal wash hand basin. Radiator, double glazed window windows to rear and side aspects.

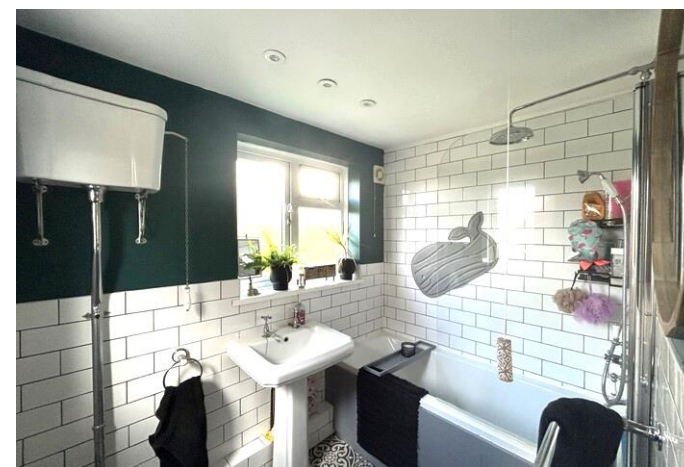
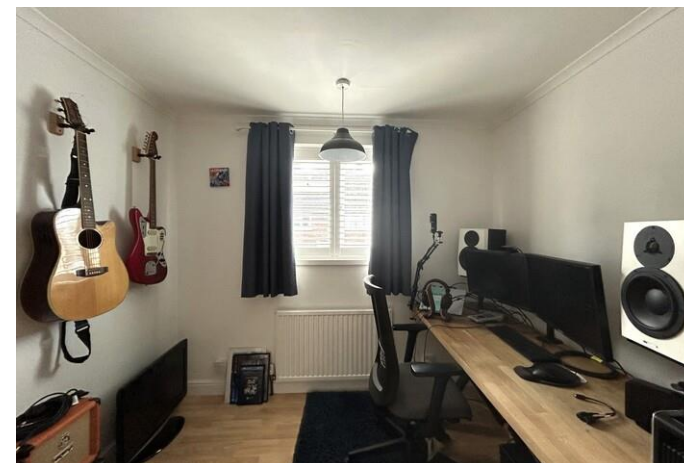
**EXTERIOR** The property benefits from off-road vehicle parking and a generous rear garden which is predominantly lawned with a variety of mature plants and shrubs.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (70/85)

**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** CWH/7068





Ground Floor

First Floor



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. (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.