



**Lower Road, Stuntney**  
**Ely, CB7 5TN**  
**Guide Price £595,000**



## Lower Road, Ely, CB7 5TN

A superb gated development of five detached family homes set within this picturesque and sought after village and located only two miles from the City of Ely.

The village of Stuntney is perfectly situated only minutes of Ely and in easy reach of the main railway line to Cambridge, London & King's Cross Station. The City of Ely is well served with an appealing mix of restaurants and shops and boasts a busy boating marina.

Built by a renowned and award winning local developer, this exclusive development of houses has been finished to the highest of standards and boasts impeccable attention to detail throughout. Each plot has been crafted and carefully designed to offer fabulous open plan living with sizeable rooms throughout.

### Plot 3

Carefully planned and boasting open plan living, this plot offers spacious entrance hall, fabulous open plan kitchen/dining room with granite worktops and integrated appliances, sitting room/bedroom3, utility room, cloakroom, two double bedrooms (ensuite to master and dressing room and family bathroom.

Externally the property offers a walled garden and parking facilities.

Rarely available, viewing recommended.

#### Hallway

With staircase rising to the first floor, storage cupboard and door though to the:

#### Kitchen/Diner

28'5" x 19'6"

Windows to the front and side aspect, two sets of bi-folding doors out to the front aspect.

#### Utility Room

8'2" x 6'9"

With rear external door.

#### Sitting Room

13'2" x 11'8"

Spacious sitting room with window to the rear aspect.

#### WC

5'11" x 3'7"

#### First Floor Landing

With storage cupboard, dormer window to the front aspect and access through to the bedrooms and family bathroom.

#### Bedroom 1

16'1" x 15'4"

Double bedroom with dormer window to the front aspect. Doors through to the ensuite and dressing room.

#### Ensuite

7'4" x 5'2"

With obscured window to the rear.

#### Dressing Room

5'11" x 5'2"

#### Bedroom 2

16'1" x 11'8"

With dormer window to the front aspect.

#### Bathroom

7'1" x 5'10"

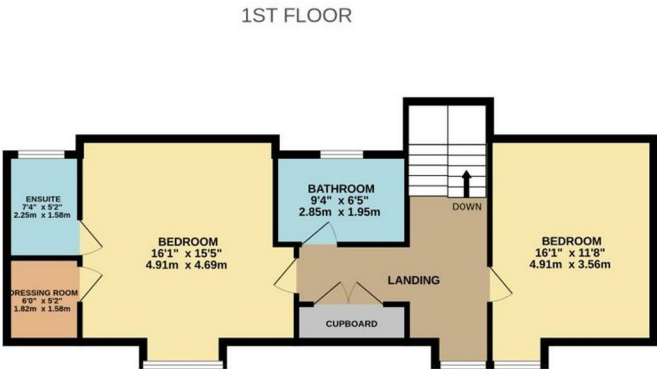
With obscured window to the rear aspect.

#### Outside

Rear - Offering an enclosed garden area.

Front - Approached by electric gates and driveway leading to ample parking.

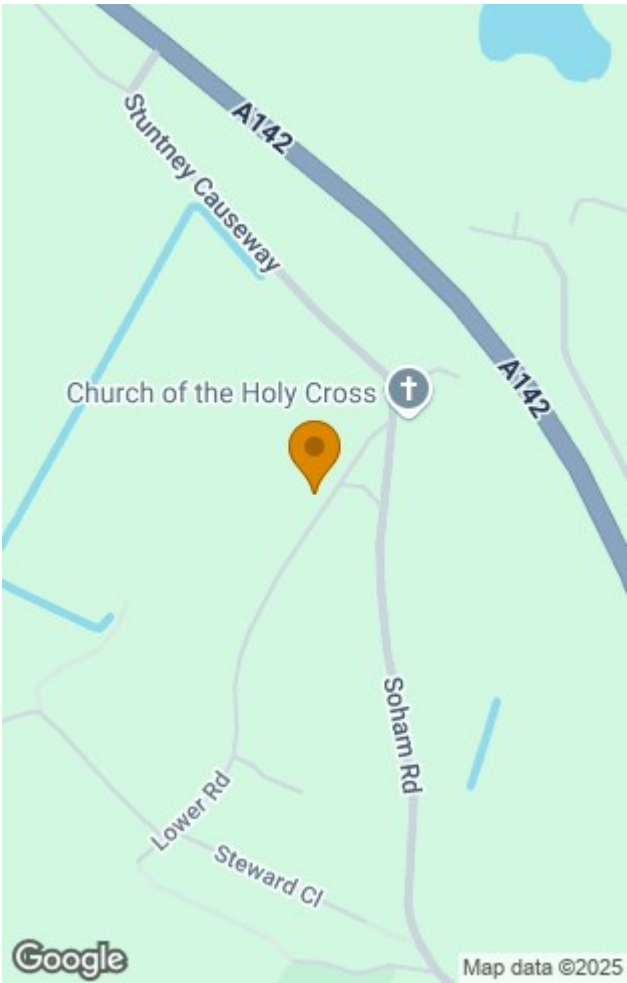




STUNTLEY NO.3

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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