



Lower Road, Stuntney
Ely, CB7 5TN
Guide Price £850,000

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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 4

This impressive detached family home has generous size rooms throughout and boasts space around 2400 square foot. Accommodation includes spacious reception hall, living room, dining room, room, fabulous kitchen/dining room with granite working top surfaces, study, utility room, FOUR DOUBLE BEDROOMS (two ensuite & dressing area to master bedroom) and a family bathroom.

Externally the property will offer landscaped and fully enclosed rear garden, extensive driveway and detached double carport.

Rarely available, viewing recommended.

Hallway

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

Kitchen/Diner

27'9" x 13'6"
Windows to the front and side aspect, bi-folding doors out to the rear garden.

Living Room

16'4" x 15'1"
Good sized living room with bi-folding doors out to the rear garden.

Dining Room

12'10" x 9'9"
With window to the front aspect.

Study

11'1" x 8'2"
With window to the rear aspect.

Utility Room

11'1" x 6'0"
With external door out to the rear garden.

WC

5'6" x 3'1"
With obscured window to the side aspect.

First Floor Landing

Access to airing cupboard

Bedroom 1

17'1" x 12'10"
Double bedroom with window to the front aspect and door through to the ensuite and dressing room.

Ensuite

11'6" x 5'9"
Window to the front aspect

Dressing Room

9'8" x 7'2"

Bedroom 2
14'2" x 13'6"
Double bedroom with window to the rear aspect and door through to the:

Ensuite

7'1" x 6'7"
With obscured window to the rear aspect.

Bedroom 3

13'6" x 13'6"
Double bedroom with window to the front aspect.

Bedroom 4

13'8" x 10'8"
Double bedroom with window to the rear aspect.

Bathroom

10'8" x 8'6"
With obscured window to the rear aspect.

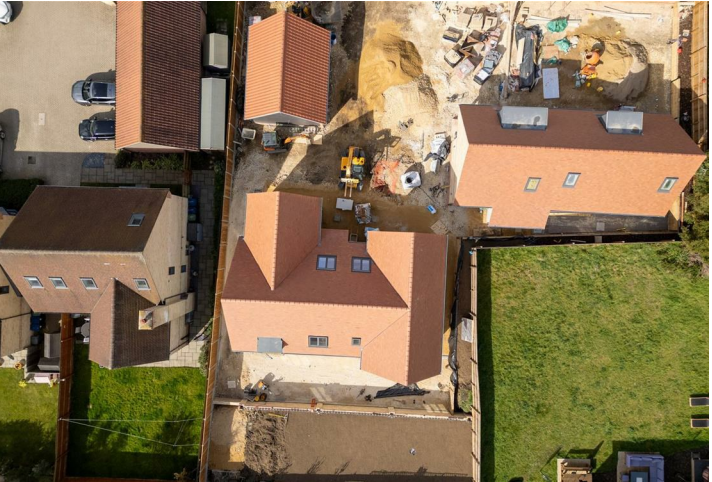
Outside

Rear -

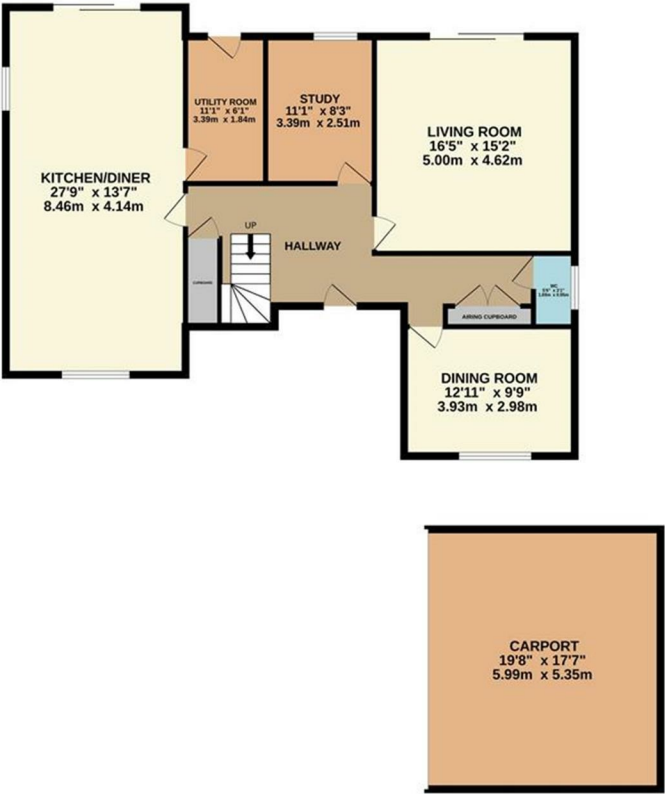
Front - approached by electric gates and driveway leading to ample parking, double garage.

Car port

19'7" x 17'6"



GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.



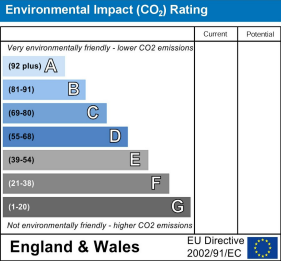
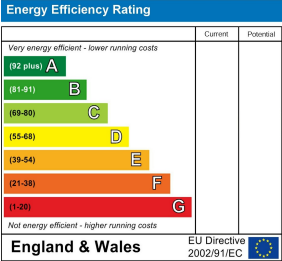
1ST FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



STUNTLEY NO.4

TOTAL FLOOR AREA : 2611 sq.ft. (242.5 sq.m.) approx.

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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