



8 Russell Drive, Little Thetford, Ely, CB6 3NU

Guide price £700,000





## 8 Russell Drive

Little Thetford, CB6 3NU

- High quality brand new home
- Popular village setting
- 4 large bedrooms
- Open-plan living
- Architect Insurance certificate

A brand new detached family home of nearly 2000 sq. ft, designed and constructed with style and efficiency in mind, perfectly located for Ely and Cambridge.

This intriguing, larch-clad modern home has been skillfully designed and finished beautifully, resulting in a fantastic family house in a quiet village setting.

The striking entrance hall has a full-height ceiling with a gallery above, and a large cloakroom. The sitting room is at the front of the house and creates a separate reception space often lacking in modern homes. The main living room really is spectacular, over 600 sq ft and with two large doors overlooking the garden, it incorporated a bespoke, high-quality kitchen finished in matt navy with contrasting copper detail, integrated appliances and quartz worktops.

Upstairs the accommodation has been well planned for daily living with four well-proportioned bedrooms and two beautifully appointed bath/shower rooms.

The specification is first class throughout and include an air



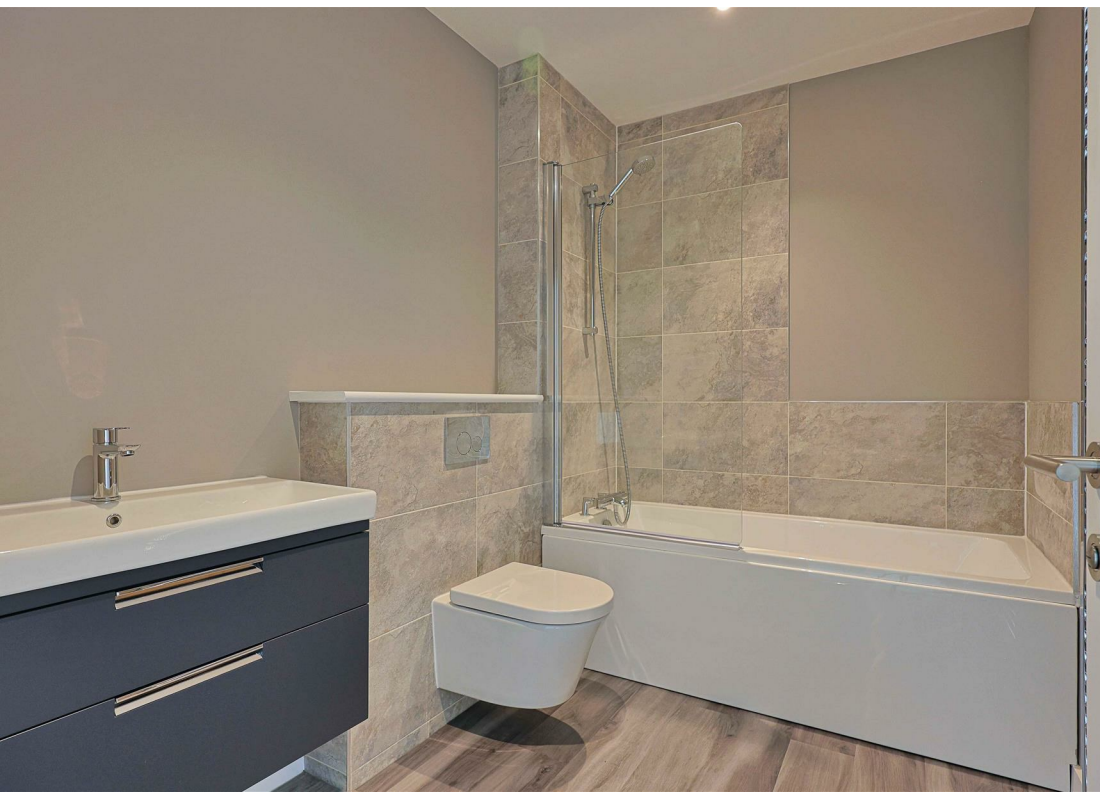




source heat pump with underfloor heating on the ground floor, Velfac aluminium windows and CAT 6 networking.

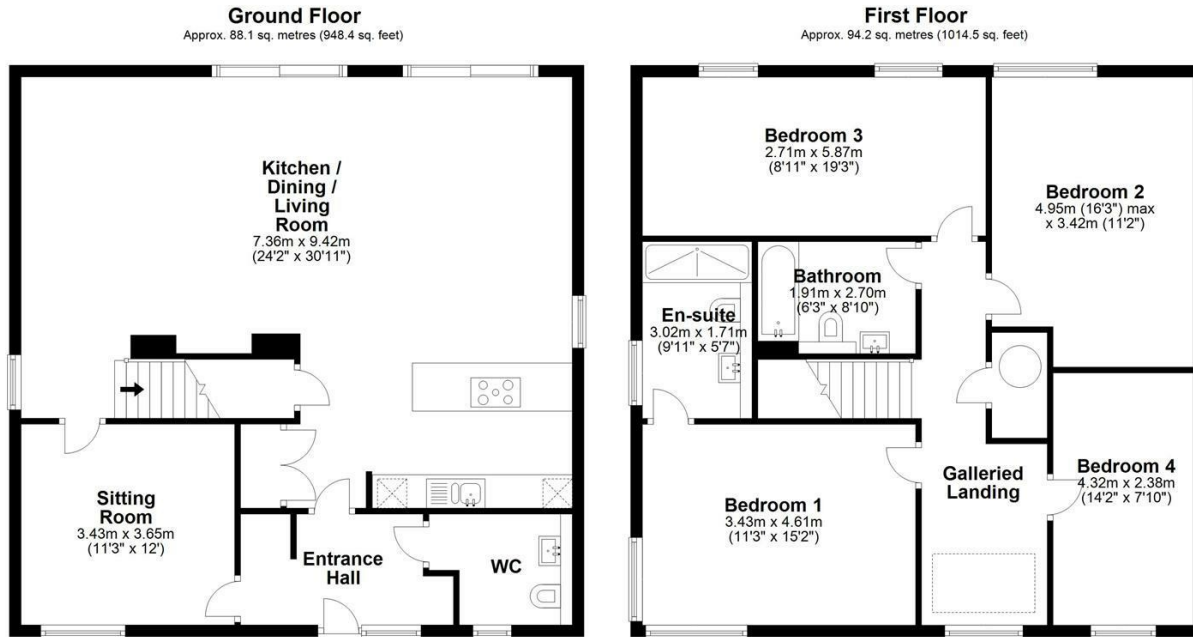
The front garden has been gravelled, the driveway is block paved and there is providing for an EV charger. Side access leads to the rear garden which is enclosed by fencing, has a large terrace and lawn. There is outside lighting on three sides, a tap and socket.

Russell Drive is a new development of distinctive properties, located on the edge of the desirable village of Little Thetford, just 3 miles south of the historic and bustling city of Ely. The village has excellent community facilities including a sports ground, village hall, playground and a primary school. As well as the world-renowned Cathedral, Ely has excellent shopping options including Waitrose and Tesco, as well as schooling including the highly regarded Kings Ely. What3words: [///brave.slope.importers](https://www.what3words.com/brave.slope.importers)





## Floor Plan



Total area: approx. 182.4 sq. metres (1962.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

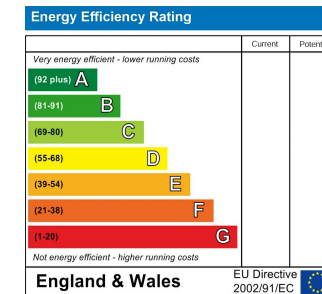
Council tax band:

Agents note: There will be a small annual charge for the communal areas of Russell Drive-estimated at £250 p.a.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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