

8 Russell Drive, Little Thetford  
Ely, CB6 3NU

**£2,500 Per month**





## 8 Russell Drive

Little Thetford, CB6 3NU

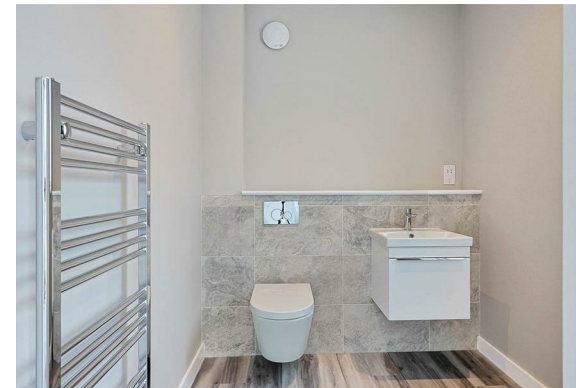
- High quality brand new home
- Popular village setting
- 4 large bedrooms
- Unfurnished
- Available now

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 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 includes an air source heat pump with underfloor heating on the ground floor, Velfac aluminum windows, and CAT 6 networking.

The front garden has been graveled, the driveway is block paved and there is providing for an EV charger. Side access leads to the rear garden, enclosed by fencing, with a large terrace and lawn.

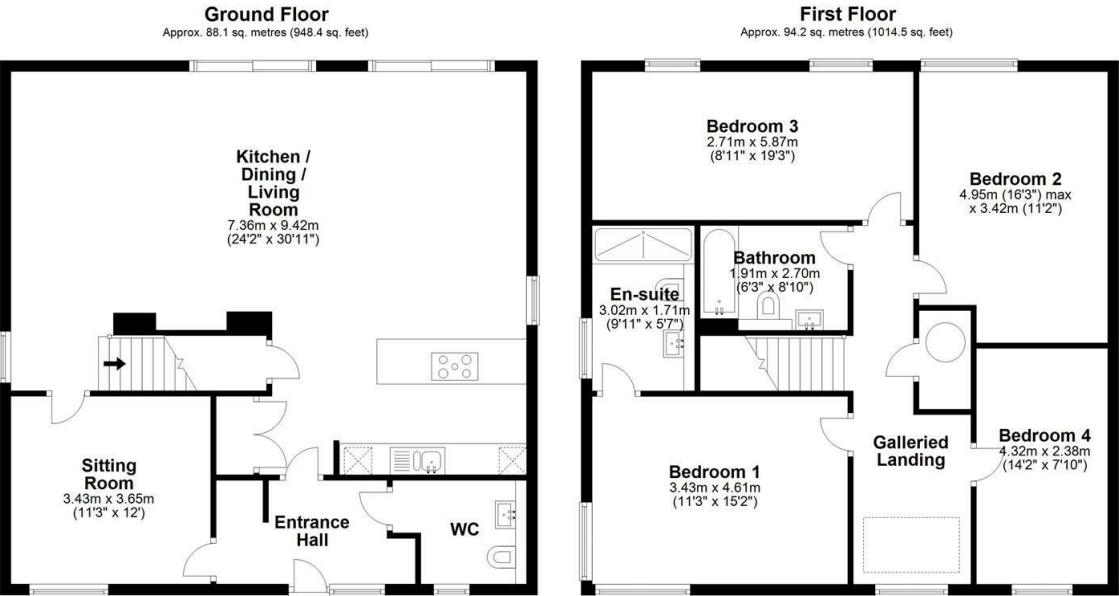
The property, which is unfurnished and available immediately, would suit a couple or a family, looking for modern living in a rural setting, while being close to the wonderful city of Ely, and with easy access to Cambridge and beyond.

Council tax band: E EPC: B

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



Floor Plan



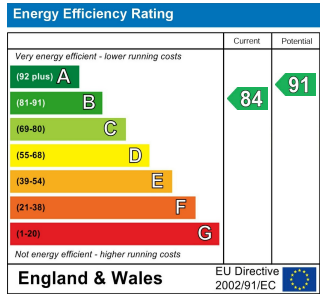
Total area: approx. 182.4 sq. metres (1962.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.