



Main Street, Ely, CB6 3QG

CHEFFINS

Main Street

Wentworth, Ely,
CB6 3QG

- Brand New Detached Home
- 5/6 Bedrooms (2 Ensuite)
- Double Garage & Extensive Parking
- New Build Warranty

A brand new detached family home situated on a generous plot of approximately a quarter of an acre. Built to a high specification, this individual home has versatile accommodation comprising entrance hall, kitchen/dining room, lounge, 3 ground floor bedrooms (1 ensuite) and 4th ground floor bedroom/study, family bathroom, second floor master bedroom with ensuite and bedroom 5. There is also a detached double garage, parking and enclosed garden.

6 3 1

Asking Price £780,000





LOCATION

Wentworth is a picturesque hamlet situated approximately 4 miles west of Ely just off the A142 with a 12th Century Norman church at its focal point. Village amenities, together with schooling are situated at Sutton, Witchford and Wilburton with a full range of shopping, schooling, domestic facilities etc. available at the Cathedral City of Ely. Ely also has a mainline rail service to London via Cambridge (15 miles) and recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE HALL

With double storage cupboard housing under floor heating system.

KITCHEN / DINING ROOM

With 11/4 ceramic sink, fitted with a range of matching units and complimentary solid oak worktops, including base units, wall mounted units and drawers, integral double oven, fridge freezer, dishwasher, island unit with deep pan drawers and base units, integral hob with built-in extractor, solid oak breakfast bar, 3-tier oak shelving unit, wall mounted television point, 12 spotlights and 3 ceiling light points, wall mounted television point, porcelain tiled floor, double glazed french doors leading through to the rear garden.

LOUNGE

With bi-fold doors leading to the terrace and rear garden, oak and glass staircase leading to the first floor, 3 ceiling light points.

BATHROOM

With suite comprising low level WC, hand basin with mirror and light above and cupboards beneath, large mirrored bathroom/medicine cabinet with glass shelving, further fitted storage cupboard with glass shelving, low level WC, panelled bath, fitted tiled shower cubicle with shower unit, tiled floor, part tiled walls, 4 spotlights.

BEDROOM 2

ENSUITE

With tiled shower cubicle, low level WC, hand basin with cupboards beneath, tiled floor, heated towel rail, wall mounted touch mirror.

BEDROOM 3

BEDROOM 4

BEDROOM 6 / STUDY

FIRST FLOOR MASTER BEDROOM

With large dormer window and velux roof light.

ENSUITE

With 2 velux roof lights, double shower cubicle, roll-top freestanding bath with floor mounted taps, tiled floor with electric under floor heating, extractor fan, spotlights, hand basin with cupboards beneath, low level WC.

LANDING

BEDROOM 5

With 2 velux roof lights.

OUTSIDE

The property is entered via a remote controlled 5-bar timber gate with side pedestrian gate, leading to a tree lined driveway of approximately 108 ft in length with lighting. This leads to the front of the property and an extensive parking area and double garage which

is fully plastered and painted internally, fitted with 2 electrically operated roll doors, has power and light connected, contains an electric car charging point and personnel door into the rear garden. The property has gardens to 2 aspects and a terrace area ideal for alfresco dining. The garden has been seeded and is fully enclosed.

AGENTS NOTE

Alarm/ intercom (to be fitted)

Cat 5 to all rooms

Sky and tv to all rooms

Wooden floor to en-suite (engineered)

Luxury master/en suite

Oak and glass staircase

No velux to master suite

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - not yet assessed

VIEWING


Strictly by appointment with the Agents.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking Price £780,000

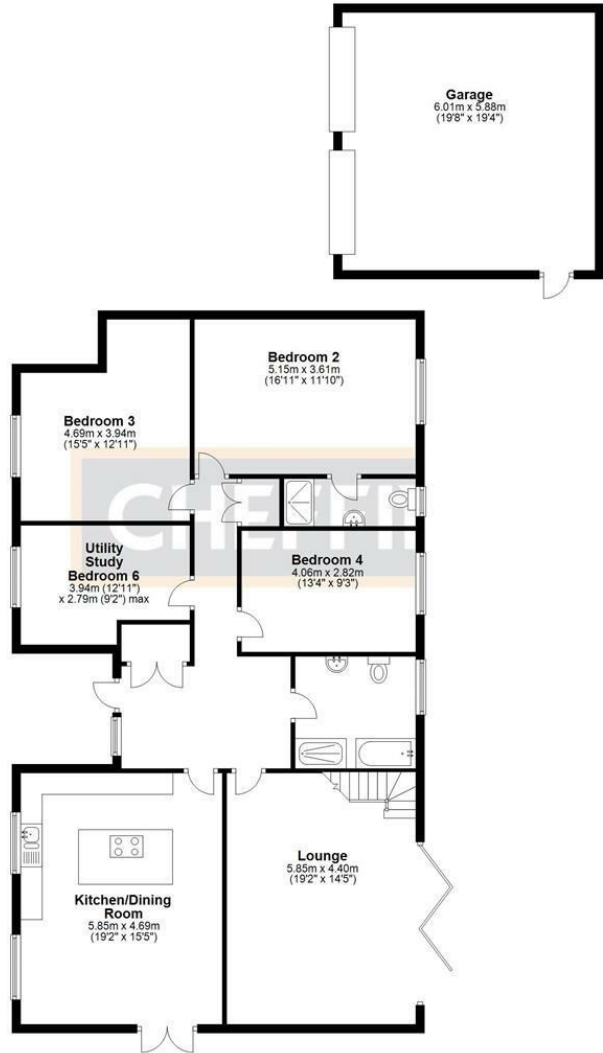
Tenure - Freehold

Council Tax Band - New Build

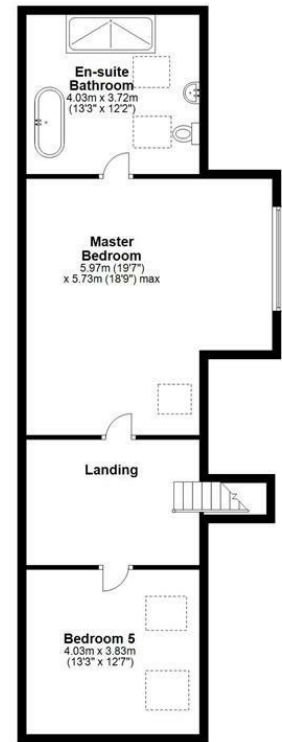
Local Authority - East Cambs District Council



Ground Floor
Approx. 176.5 sq. metres (1899.8 sq. feet)



First Floor
Approx. 75.4 sq. metres (811.9 sq. feet)



Total area: approx. 251.9 sq. metres (2711.7 sq. feet)



25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



Home Guarantee
PROTECTED



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.