



Barway Road, Barway, CB7 5UB

CHEFFINS

Barway Road

Barway,
CB7 5UB

- Stunning Brand New Detached Home
- Approx 2,500 Sq Ft of Accommodation
- 4 Double Bedrooms (2 Ensuite & Master with Dressing Room)
- Lounge, Study & Snug
- Superb Kitchen/Dining/Family Room & Utility
- Spacious Driveway & Gardens
- Under Floor Heating to Ground Floor
- Attractive Village Setting Close to Countryside Walks
- Viewing Recommended

A substantial brand new detached residence offering just over 2,500 square feet of accommodation and located within an attractive village setting close to open countryside and riverside walks. Accommodation comprises on the ground floor, entrance hall, cloakroom, rear hall and utility, study, superb kitchen/dining/family room, lounge and snug. On the first floor there are 4 double bedrooms (2 with ensembles and master with dressing room) and family bathroom. Outside there are gardens which will be lawned and a spacious driveway.

The property has the benefit of under floor heating to the ground floor, an Architect's certificate and to fully appreciate the stylish finish of the property a viewing is highly recommended.

4 3 3

Guide Price £695,000





LOCATION

Barway is a hamlet situated approximately 3 miles south of the city of Ely. Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With large double glazed window and door to front aspect, stairs to first floor and storage cupboard, under floor heating.

STUDY

With double glazed window to rear aspect, tall window to side aspect, under floor heating.

CLOAKROOM

With double glazed window to rear aspect, built-in WC and pedestal hand wash basin, under floor heating.

REAR HALL

With door to outside, under floor heating.

UTILITY

With ceramic sink unit and drainer, fitted with a range of matching eye and base level storage units and work surfaces, plumbing for washing machine, double glazed window to rear aspect, under floor heating.

KITCHEN / DINING / FAMILY ROOM

Fitted with a superb range of painted eye and base level storage units and drawers, together with stone work surfaces, integrated Bosch electric double oven, tall side-by-side fridge and freezer, wine rack, large island unit with stone top, storage cupboards, breakfast bar, under mounted double sink unit, integrated Bosh dishwasher, bi-fold doors to rear garden, under floor heating. Double doors to:

LOUNGE

With bi-fold doors to garden and 2 tall windows, under floor heating.

SNUG

With patio doors onto garden and 2 tall double glazed windows, under floor heating.

FIRST FLOOR LANDING

With double airing cupboard and hot water cylinder, radiator, double glazed window to rear aspect.

BEDROOM 1

With double glazed window to front aspect, radiator.

DRESSING ROOM

With radiator.

ENSUITE

With shower, built-in wash basin with storage units beneath and WC, double glazed window to rear aspect.

BEDROOM 2

With double glazed windows to front and side aspects, walk-in wardrobe, radiator.

ENSUITE

With shower, vanity unit with storage cupboards beneath, built-in WC, double glazed window to front aspect.

BEDROOM 3

With double glazed window to front aspect, radiator.

BEDROOM 4

With double glazed window to side aspect, radiator.

BATHROOM

With double glazed window to rear aspect, fitted with freestanding roll-top bath, built-in WC and vanity unit with storage cupboards beneath, shower, heated towel rail.

OUTSIDE

To the front of the property there is a spacious driveway providing ample off street parking. There is an extended area of paving adjoining the house leading onto a garden which will be lawned.

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 - new build, not yet available

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	95
(81-91) B		
(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	



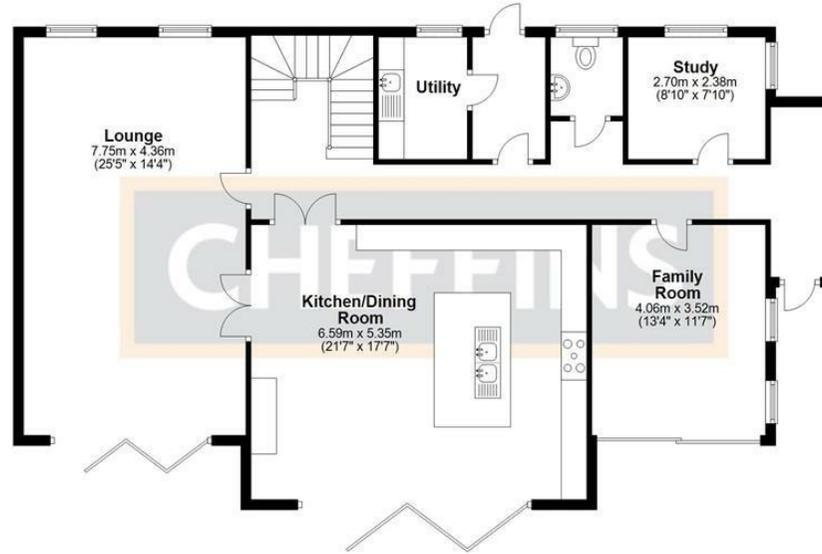
Guide Price £695,000

Tenure - Freehold

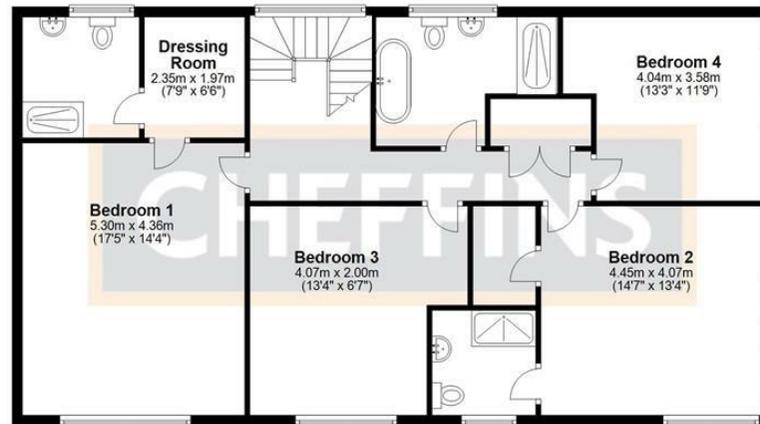
Council Tax Band - New Build

Local Authority - East Cambs District Council

Ground Floor
Approx. 125.3 sq. metres (1348.4 sq. feet)



First Floor
Approx. 113.3 sq. metres (1219.8 sq. feet)



Total area: approx. 238.6 sq. metres (2568.2 sq. feet)

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



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.