



Russell Drive, Little Thetford, CB6 3NU

CHEFFINS

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Little Thetford,
CB6 3NU

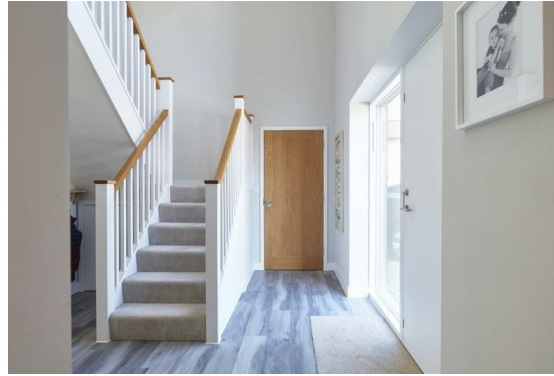
- Stylish Modern Detached Family Home
- Open Plan Kitchen/Dining/Sitting Room & Study
- 4 Bedrooms (1 Ensuite)
- South-West Facing Rear Garden
- Block Paved Driveway & Garage
- High Specification
- Ground Floor Under Floor Heating, Radiators to First Floor
- Energy Efficient Design
- Small Cul De Sac Location

A contemporary modern detached family home situated in a small select cul de sac within the mainly residential village of Little Thetford, being approximately 2 miles from the Cathedral City of Ely. This energy efficient home, designed by award-winning PiP Architects, Cambridge, has been finished to a high specification and comprises double height entrance hall, cloakroom, open plan kitchen/dining/sitting room, utility room and study on the ground floor, together with 4 first floor bedrooms (master bedroom with ensuite) and family bathroom. Outside there is a block paved driveway to the front of the property providing off road parking, leading to a large garage with power and lighting connected, together with an enclosed garden to rear.

4 2 2

Guide Price £650,000





LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling including King's Ely (a leading independent day and boarding school), sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.



ENTRANCE HALL

A double height entrance hall with door to front aspect with double glazed window to side, Artisan staircase to first floor with timber spindles and oak hand rail, storage cupboard.

CLOAKROOM

With contemporary white suite of low level WC and vanity unit with wash hand basin.

STUDY

With double window to front aspect. Door through to:

OPEN PLAN KITCHEN/SITTING/DINING ROOM

With bespoke contemporary kitchen incorporating matt blue cabinet doors and soft-close laminate drawers, quartz worktop with drainage grooves, stainless steel sink with chrome taps, island with breakfast bar having Bosch induction hob, electric points underneath, pan storage, cutlery and storage drawers, integrated and remote operated ducted island extractor with ventilation to outside. There is a Bosch combination oven/grill, built-in fridge freezer, integrated dishwasher, copper veneer upstands with glass splash back over sink, copper electric sockets and switch plates to kitchen area, under cupboard LEDs, double glazed window to rear aspect, triple glazed sliding doors leading to rear terrace and garden.

UTILITY ROOM

With a range of units and drawers with laminate work surface, stainless steel inset single bowl sink unit and tap, space and plumbing for washing machine and tumble dryer, double glazed window to rear aspect, door to side aspect.

FIRST FLOOR LANDING

With feature vaulted ceiling, storage cupboard.

MASTER BEDROOM

With feature vaulted ceiling, double glazed window to front aspect, radiator.

ENSUITE

With contemporary white suite comprising shower

cubicle, low level WC, vanity unit with wash hand basin, half height Porcelanosa wall tiling, chrome heated towel rail, shaver point.

BEDROOM 2

With feature vaulted ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With feature vaulted ceiling, double glazed window to rear aspect, radiator.

BATHROOM

With contemporary white suite comprising bath, shower cubicle, low level WC, vanity unit with wash hand basin, half height Porcelanosa wall tiling, chrome heated towel rail, shaver point, double glazed window to side aspect.

OUTSIDE

To the front of the property a block paved driveway provides parking for several vehicles and leads to a large garage with up and over door having retractable lifting gear, power and lighting connected. A path to the side of the property leads to the rear where you will find a south-west facing garden with large terrace immediately to the rear of the kitchen/sitting/dining room, leading to a predominantly lawned garden.

There are external lights to the front, side and rear, together with outside tap, electric points and a newly installed EV charger.

AGENTS NOTE

We understand the owners will be responsible for a share of the repair and maintenance costs of common parts as participants of The Orchard (Little Thetford) Management Company Limited. The current vendors are yet to contribute and understand this is not likely to commence until all properties are completed. Details to be confirmed.

ADDITIONAL SPECIFICATION

Contemporary prefinished oak panel doors with brushed steel door handles.
CAT6 data points
Down lighting and LED to the ground floor lighting
Fibre optics to the premises
Wiring for Sky system
Digital TV sockets
Openreach point
TV aerial cable to loft
Energy efficient air source heat pump and hot water cylinder
Mains powered smoke alarms
Mains powered carbon monoxide detector
Velfac security windows and external metal doors - 5-lever locking front and back doors
Loft hatches with lighting and power socket to roof void storage areas
Remainder of Architects Professional Insurance Warranty

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 - tbc
Service charge review period - tbc
Council tax band - E

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

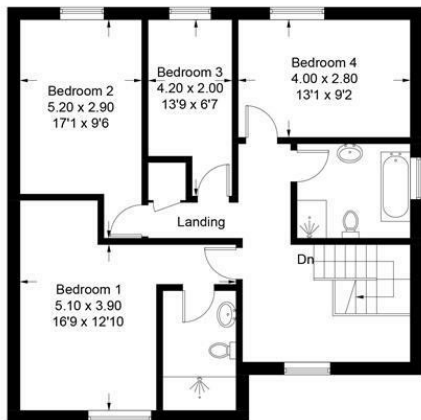


Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council

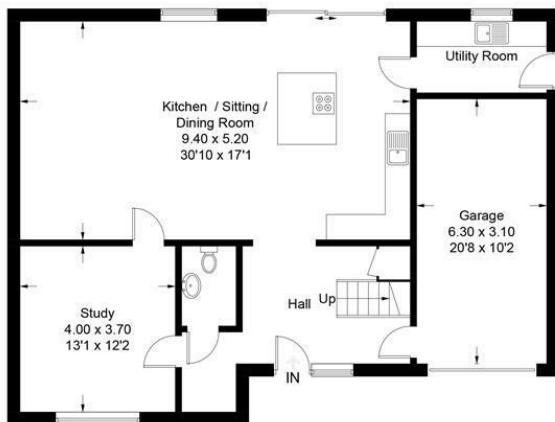


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Approximate Gross Internal Area = 163 sq m / 1754 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID999643)



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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.