



Ely Road, Little Downham, CB6 2SN

CHEFFINS

Ely Road

Little Downham,
CB6 2SN

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Guide Price £975,000

- Substantial Brand New Home
- EPC A Rated
- Approx 2,796 Sq Ft of Accommodation
- Stunning Open Plan Kitchen/Dining/Living Space
- Additional Snug/Sitting Room
- 5 Bedrooms (2 with Dressing Rooms & Ensuite)
- Driveway, Garage & Garden
- Additional Land Available by Separate Negotiation
- High Specification Throughout
- Freehold / Council Tax Not Yet Assessed

A superbly finished brand new detached home with a A rated EPC and offering substantial accommodation of approximately 2,796 square feet.

Accommodation comprises on the ground floor, stunning open plan kitchen/dining/living space and further snug/sitting room, utility with cloakroom, inner hall with bedrooms 3, 4 and 5/study, together with the family bathroom. On the first floor there is a galleried landing and 2 large double bedrooms, both with dressing rooms and ensuite. Outside there is a double width driveway, garage and enclosed gardens and there is the option to buy part of an adjoining grass field by separate negotiation.

This home is finished to an excellent specification, including features such as contemporary kitchen units with stone tops and built-in appliances, good quality bathroom fittings, Air Source heating with under floor heating to the ground floor, solar panels and CAT 6 wiring.





LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

ENTRANCE HALL

With door and double glazed windows to front aspect, cloaks cupboard, under floor heating, BT point, double data point, wall lighting, Karndean LVT flooring.

OPEN PLAN KITCHEN / DINING / LIVING SPACE

Kitchen area with contemporary Hacker kitchen units and Siemens appliances, together with Silestone work surfaces and undermounted sink, full height Siemens fridge and freezer, electric oven, combination oven and induction hob, additional double larder cupboard, island unit with silestone top, dual zone "Caple" wine fridge, cupboards and drawers, Karndean LVT flooring, under floor heating, pelmet and over/under unit lighting, 5 amp lighting sockets.

Please Note: services are in place for easy retrofit of under sink water boiler and additional sink to island if desired.

Dining/living area with 2 electrically operated velux windows, double glazed windows and bi-fold doors onto garden, tv/display niche. Karndean LVT flooring, Opening to:

Lounge area with 2 pairs of double glazed bi-fold doors opening onto the garden., under floor heating, 2 television and data points, Karndean LVT flooring.

Bespoke European Oak staircase.

SNUG / SITTING ROOM

With double glazed window to rear, television and data points, wood burning stove, under floor heating, 5 amp lighting sockets.

UTILITY

With double glazed window and door to outside, stainless steel sink unit and drainer, base level storage cupboards and worktop, plumbing for washing machine, space for tumble drier, cupboard housing hot water cylinder, Karndean LVT flooring, solar thermal booster for hot water generation from solar PV panels.

CLOAKROOM

With built-in WC and wash basin with stone top, Karndean LVT flooring, under floor heating.

INNER HALL

BATHROOM

With large shower cubicle, wall hung "Imex" WC and wall hung wash basin, bath, double glazed window to rear aspect, heated towel rail, under floor heating, "Hansgrohe" brassware throughout.

BEDROOM 3

With double glazed window to front aspect, built-in double wardrobe, television and data points, under floor heating.

BEDROOM 4

With double glazed window to rear aspect, television and data points, under floor heating.

BEDROOM 5 / STUDY

With double glazed window to front aspect, television and data points, built-in cupboard, under floor heating.

GALLERIED LANDING

Radiator, door to:

LOFT ROOM / STORE

A large storage space with lighting and radiator.

BEDROOM 1

With double glazed window to front aspect and double glazed window to side aspect giving an open view across the adjoining grass field, television and data points, radiator.

DRESSING ROOM

With radiator and wall lighting.

ENSUITE

With shower cubicle, wall hung "Imex" WC and wall hung vanity unit with drawers and wash basin, double glazed window to rear aspect, heated towel rail., electric under floor heating, "Hansgrohe" brassware throughout.

BEDROOM 2

With double glazed window to front aspect, television and data points, radiator.

DRESSING ROOM

With radiator and wall lighting.

ENSUITE

With shower cubicle, wall hung "Imex" low level WC, and wall hung vanity unit with drawers and wash basin, heated towel rail, electric under floor heating, "Hansgrohe" brassware throughout.

OUTSIDE

To the front of the property there is a gravelled driveway leading to a garage with power and light connected and housing the solar inverter (solar battery ready) and 3-phase power ready for EV charging point (fast charge). The garden is predominantly to the front and side of the property and is enclosed by fencing and consists of an extensive area of paving and lawn. There is an adjoining grass field which the vendor would be prepared to sell approximately 0.84 acres by separate negotiation.

AGENT NOTES

The property has the benefit of a 10-year structural warranty
The property has the benefit of solar panels with a hot water diverter, together with 3-phase electricity in readiness for a purchaser connecting an electric car charger (if required)

Tenure - freehold
Council Tax Band - to be assessed
Property Type - detached
Property Construction - traditional construction with some timber and fibre cement cladding and fibre cement roof sheets
Number & Types of Room - Please refer to the floorplan
Square Footage - 2,796 according to the floorplan
Parking - driveway and garage

Utilities / Services
Electric Supply - mains
Gas Supply - not applicable
Water Supply - mains
Sewerage - mains
Heating sources - air source heat pump with under floor heating to ground floor, radiators to first floor
Broadband Connected - being a new build the property is ready for a purchaser

to connect broadband of their choice
Broadband Type - according to Ofcom.org.uk standard and superfast broadband are available in the area but not superfast. Maximum download speed for standard broadband is 13Mbps and for Superfast 49 Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk mobile coverage for both "voice" and "data" are indicated to be good for 3 out of the 4 main providers checked. The vendor informs us that coverage within the property is average due to foil insulation and boosters may be required.

The vendor intends to build one or two dwellings on the plot opposite (not the grass field) but at the time these particulars were prepared no planning application has been made.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	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	

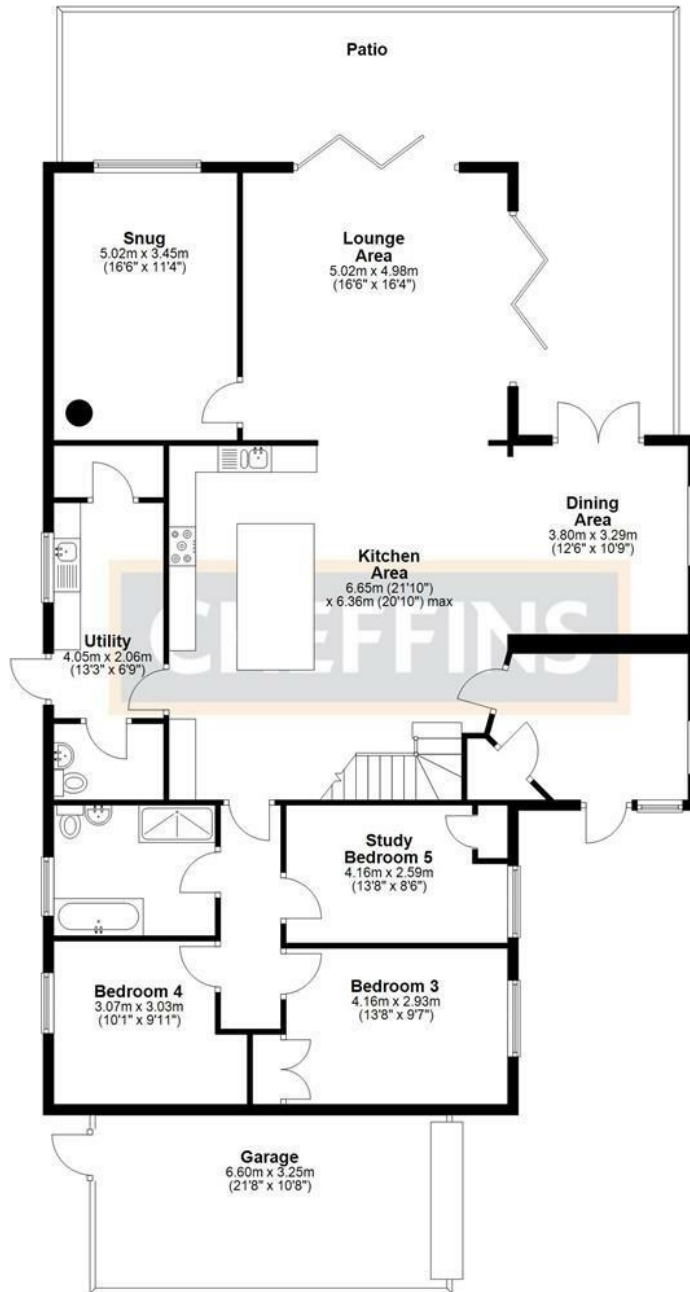


Guide Price £975,000
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - East Cambs District Council



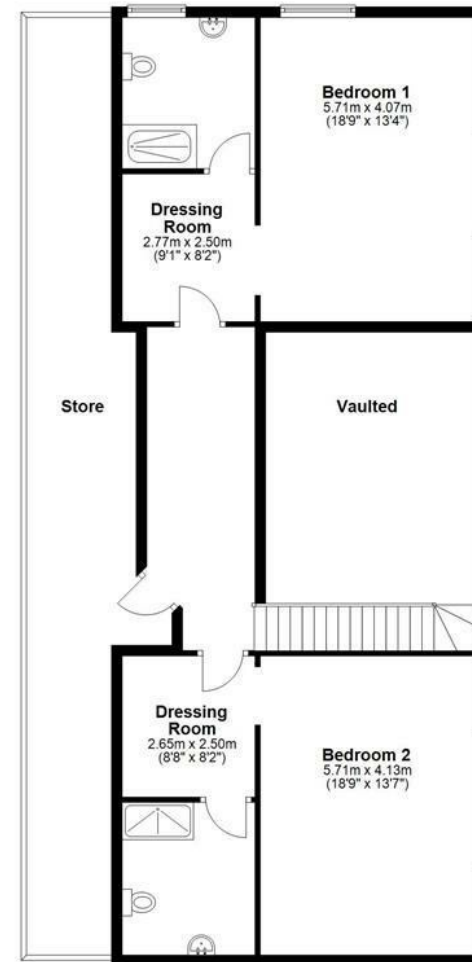
Ground Floor

Approx. 171.7 sq. metres (1847.8 sq. feet)



First Floor

Approx. 88.1 sq. metres (948.5 sq. feet)



Total area: approx. 259.8 sq. metres (2796.3 sq. feet)



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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.