



Russell Drive, Little Thetford, CB6 3NU

**CHEFFINS**

# Russell Drive

Little Thetford,  
CB6 3NU

- Brand New Detached Home
- Superbly Finished & High Specification
- Corner Plot with Views Towards Ely Cathedral
- 3 First Floor Bedrooms (Master with Ensuite)
- Further Ground Floor Bedroom & Shower Room
- Superb Kitchen/Dining Room Opening into Spacious Lounge
- Study
- Driveway & Lawned Gardens
- Freehold / Council Tax Band to be Assessed / EPC Rating TBC

Located within a small cul de sac of individual and contemporary homes, this stylish brand new 4 bedroom house has superb views of Ely Cathedral to the rear and is finished to an excellent specification. Accommodation comprises on the ground floor, entrance hall, study, double bedroom, shower room, utility and superb open plan kitchen/dining space opening into the lounge, both with glazed screens and patio doors onto the garden. On the first floor there is a galleried landing and 3 bedrooms with the master having an ensuite, together with the family bathroom. Outside there is a spacious driveway and lawned corner plot backing onto countryside.

Benefits include Air Source heating with under floor heating to the ground floor and to fully appreciate the location, views and stylish interior a viewing is highly recommended.

 4  3  2

**Guide Price £695,000**





## 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, 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**

With door to front aspect, stairs to first floor with glazed panels and oak stairs, under floor heating.

**STUDY**

With double glazed windows to front and side aspects.

**SHOWER ROOM**

With suite comprising low level WC, wash basin, walk-in double shower with overhead drencher shower head, double glazed window to rear aspect, heated towel rail, under floor heating.

**GROUND FLOOR BEDROOM**

With double glazed window to front aspect, under floor heating.

**UTILITY**

Fitted with a range of wall and base level storage units with work surfaces, inset stainless steel sink unit and drainer, plumbing and space for washing machine and space for tumble drier, double glazed window to side aspect and door to outside, under floor heating.

**KITCHEN / DINING ROOM**

With part vaulted ceiling and glazed screens and patio doors onto garden. Fitted with a range of high gloss wall and base level storage units with quartz work surfaces, induction hob with extractor fan, electric double oven, sink unit and drainer, island unit with quartz top with storage units beneath, under floor heating. Opening to:

**LOUNGE**

With double glazed screens and patio doors onto garden, under floor heating.

**GALLERIED LANDING**

With airing cupboard housing hot water cylinder.

**BEDROOM 1**

With large built-in wardrobes, double glazed window to rear with superb view across open countryside of Ely Cathedral, vaulted ceiling, radiator.

**ENSUITE**

With suite comprising low level WC, wash basin, shower cubicle with overhead drencher shower, heated towel rail.

**BEDROOM 2**

With large double glazed picture window to front aspect, velux window, radiator.

**BEDROOM 3**

With double glazed window to front aspect, velux window, radiator.

**BATHROOM**

Fitted with suite comprising low level WC, wash basin, panelled bath, shower cubicle, velux window, heated towel rail.

**OUTSIDE**

To the front of the property there is a block paved driveway providing vehicular off street parking, leading round to a superb garden which offers an excellent degree of privacy and backs onto open countryside to the rear. The garden is mainly laid to lawn with an extended area of paved patio surrounding.

There is room for a double garage / home gym or office subject to planning.

**SPECIFICATION**

Velfac external doors and windows \* black vertical cladding with oak detailing \* grey textured paving to perimeter including patio \* permeable block paved

driveway \* mains drainage \* fully fitted kitchen with quartz worktop \* oak stairs with glass balustrading \* flooring fitted throughout \* fully fitted bathrooms with tiling \* oak faced doors \* Air Source heat pump linked to under floor heating across the ground floor \* radiators to first floor with towel rails in bathrooms \* black face plates throughout to match internal door fittings

**AGENT NOTES**

Tenure - freehold

Council Tax Band - yet to be assessed

Property Type - detached house

Property Construction - steel and timber frame with timber cladding

Number & Types of Room - Please refer to the floorplan

Square Footage - 1914

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - Air Source Heat Pump

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk, standard (5Mbps) and superfast (80Mbps) are available within the area

Mobile Signal/Coverage - according to Ofcom.org.uk there is limited voice coverage for 3 out of the 4 main providers checked


There will be a shared maintenance cost towards the upkeep of the access road.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

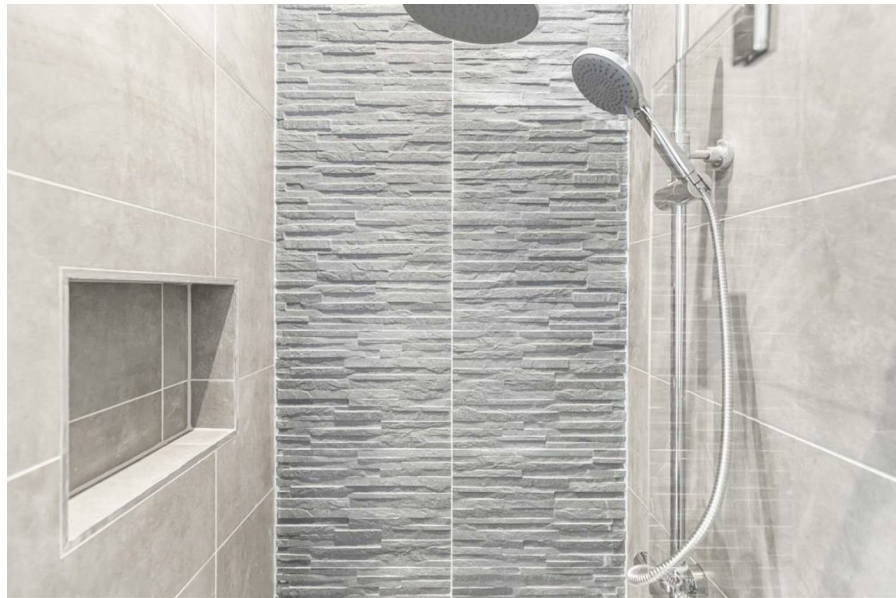




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



Guide Price £695,000  
 Council Tax Band - New Build  
 Local Authority - East Cambs  
 District Council

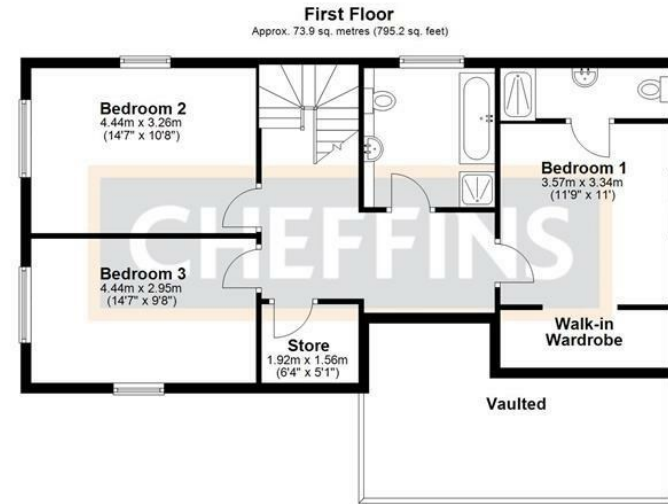
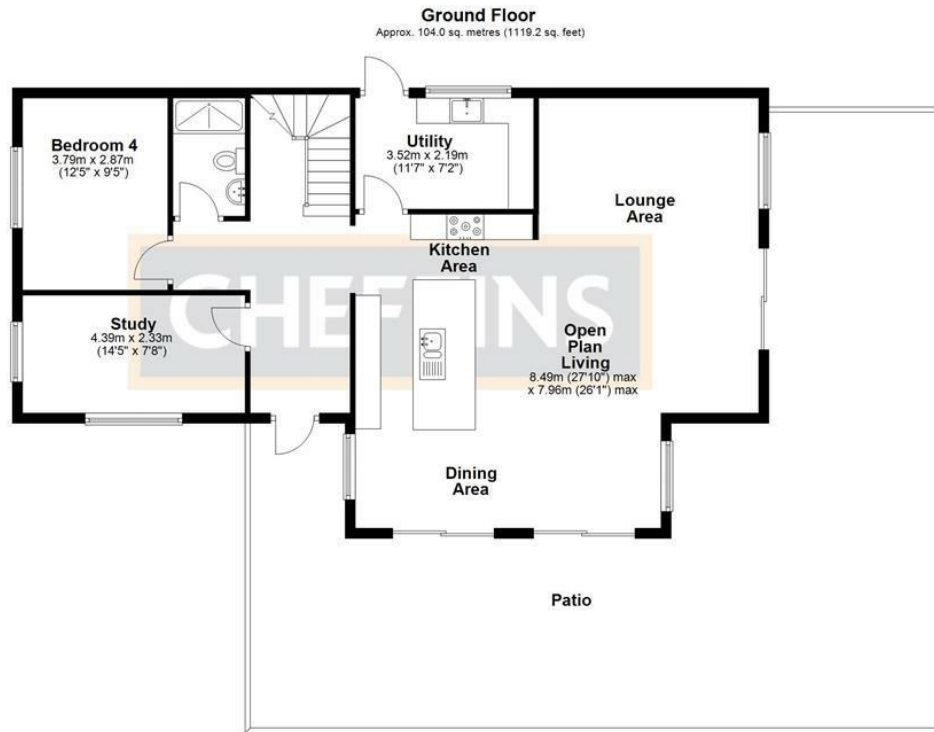












Total area: approx. 177.9 sq. metres (1914.4 sq. feet)

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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.