



Russell Drive, Little Thetford, CB6 3NU

CHEFFINS

Russell Drive

Little Thetford,
CB6 3NU

- Stylish Brand New Home
- 4 Double Bedrooms (1 Ensuite)
- Superb Open Plan Kitchen / Dining / Living Room
- Separate Snug
- Driveway & Rear Garden Backing onto Recreation Ground
- Far Reaching Views to Rear
- Air Source Heating with Under Floor Heating to Ground Floor
- CAT 6 Networking
- High Specification Throughout
- Freehold / Council Tax Band E / EPC Rating B

A brand new detached residence of just under 2,000 square feet, stylishly finished to a high specification and situated within a small cul de sac of 10 individual properties. Accommodation comprises on the ground floor, entrance hall, cloakroom, superb open plan kitchen/dining/living room and separate sitting room/snug. On the first floor there are 4 double bedrooms with the master having an ensuite and the family bathroom. Outside there is a driveway to the front and an enclosed garden at the rear backing onto the village recreation field.

The garden benefits from superb far reaching views to the rear and features include Air Source heating with under floor heating on the ground floor, Velfac aluminium windows and Cat 6 networking.

Viewing is highly recommended.

 4  2  2

Guide Price £649,950





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 and large floor-to-ceiling windows flooding the hallway and landing above with light, under floor heating.

CLOAKROOM

With wall mounted vanity unit and wash basin, low level WC, window to front aspect, heated towel rail, under floor heating.

SITTING ROOM / SNUG

With large windows to front aspect, under floor heating.

KITCHEN / DINING / LIVING AREA

Kitchen area with tall built-in storage cupboard with plumbing for washing machine, fitted with a range of navy wall and base level storage units and drawers with quartz worktop, undermounted sink, copper and glass splashbacks. Integrated Bosch electric double oven, dishwasher, fridge/freezer and bin cupboard, breakfast bar with stone top and Bosch induction hob with extractor hood, deep under stairs storage cupboard, under floor heating.

Dining/Living area with large window to side aspect and 2 pairs of sliding patio doors to rear giving an attractive view across the garden and Recreation Ground of countryside beyond, stairs to first floor, under floor heating.

GALLERIED LANDING

Overlooking the hallway and with large window to front aspect, airing cupboard housing central heating boiler and hot water cylinder, radiator.

BEDROOM 1

With windows to front and side aspects, radiator.

ENSUITE

With large walk-in shower, wall mounted 2-drawer vanity unit and wash basin, low level WC, window to side aspect, heated towel rail.

BEDROOM 2

With large windows to rear aspect giving a superb view of the Recreation Ground and countryside beyond, radiator.

BEDROOM 3

With large windows to rear aspect giving a superb view of the Recreation Ground and countryside beyond, radiator.

BEDROOM 4

With window to front aspect, radiator.

BATHROOM

With suite comprising wall mounted 2-drawer vanity unit and wash basin, low level WC, bath with shower above and screen, heated towel rail.

OUTSIDE

To the front of the property there is a block paved side-by-side driveway with the provision for an EV charger. Pedestrian access leads to the rear garden which has an extended area of paved patio leading onto a lawn which overlooks the Recreation Ground and countryside beyond.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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 £649,950

Council Tax Band – E

Local Authority – East Cambs District Council







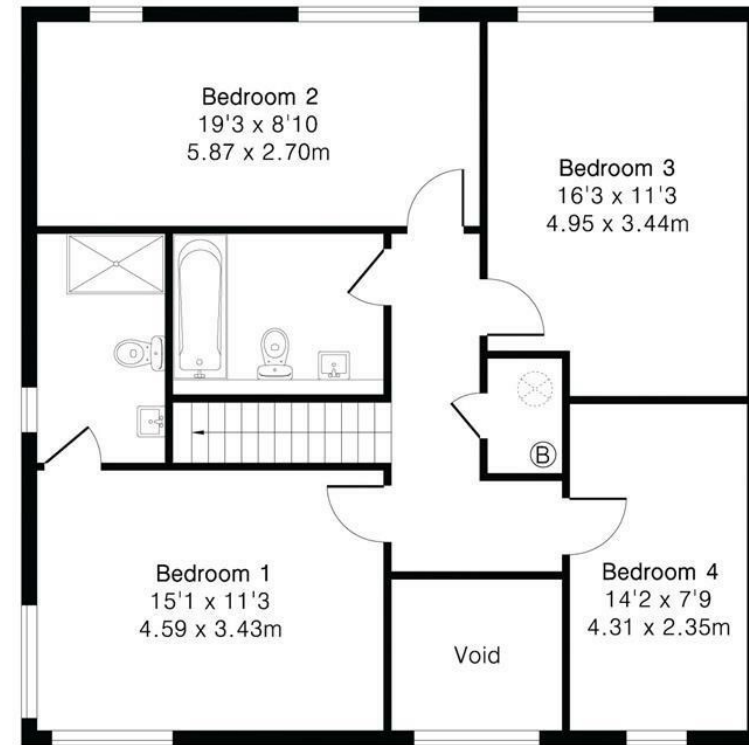
Approximate Gross Internal Area 1840 sq ft - 171 sq m

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 892 sq ft – 83 sq m



Ground Floor



First Floor

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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