



Seymours Paddock, Stuntney, Ely, Cambridgeshire CB7 5RS

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Seymours Paddock is a small exclusive development of just 6 detached family homes. The accommodation extends to approximately 2,042 square feet and includes entrance hallway, cloakroom, study, kitchen/dining room, sitting room, five bedrooms (one with en-suite), family bathroom and shower room. The property also has gardens to the rear and side and a double garage.

- Detached Family Home
- Kitchen/Dining Room
- Sitting Room & Study
- Five Bedrooms (One with En-Suite)
- Family Bathroom & Shower Room
- Double Garage & Gardens
- Small Select Development
- Approximately 1 Mile from Ely's Mainline Railway Station

Guide Price: £675,000



STUNTNEY is a small hamlet within walking and cycling distance of Ely's mainline Railway Station being approximately 1 mile away which provides an electrified rail link to Cambridge (approx. 15 mins) and London (approx. 75 mins). Stuntney is in an elevated position offering countryside walks with superb views of Ely Cathedral.

ENTRANCE HALL With door to front aspect, staircase with oak balustrading and rail leading to the first floor, thermostat control for heating system, under stairs storage cupboard, large walk-in storage cupboard containing controls for fully installed wireless alarm system, radiator.

KITCHEN/DINING ROOM 25'2" x 13'2" (7.67 m x 4.02 m) Dual aspect with window to front aspect and French doors leading to the rear garden, A contemporary kitchen designed and supplied by Parker Rose which includes 1 & 1/4 sink unit and drainer with mixer taps, fitted with a range of matching units including base units, wall mounted units and drawers, wine cooler, complimentary quartz stone worktops, island unit with base units. Integrated combination microwave oven, separate single oven, 5 zone induction hob, extractor hood, fridge, freezer, dishwasher, integrated washing machine, pull-out recycling unit, spotlights, tiled floor, radiator, shelved cupboard housing the Glow Worm gas boiler supplying the central heating system.

LIVING ROOM 17'6" x 14'1" (5.34 m x 4.28 m) With feature stone fireplace with granite hearth and fitted with wood burning stove, bi-fold doors leading through to the rear garden and window to rear, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a low level WC, inset hand basin with cupboards beneath, heated towel rail, tiled floor and extractor fan.

UTILITY ROOM 5'7" x 3'3" (1.69 m x 1.00 m)

STUDY 10'11" x 7'4" (3.34 m x 2.24 m) With window to front aspect. Radiator.

FIRST FLOOR LANDING With airing cupboard, thermostat controls, staircase rising to second floor.

PRINCIPAL BEDROOM 16'0" x 14'2" (4.88 m x 4.32 m) With window to rear aspect. Radiator and door to:-

EN-SUITE SHOWER ROOM With window to side aspect. Suite comprising walk-in shower cubicle with overhead drench shower and handheld sports shower, low level WC and wash hand basin with cupboards beneath. Heated towel rail, spot lights, extractor fan, shaver point, touch mirror light, tiled floor.

BEDROOM TWO 15'6" x 13'2" (4.72 m x 4.01 m) With window to rear aspect. Radiator.

BEDROOM FOUR 13'1" x 9'1" (3.99 m x 2.78 m) With window to front aspect. Radiator.

FAMILY BATHROOM With suite comprising panelled bath, separate shower cubicle with overhead drench shower and handheld sports shower, low level WC, half pedestal wash hand basin, heated towel rail, touch mirror light, tiled floor.

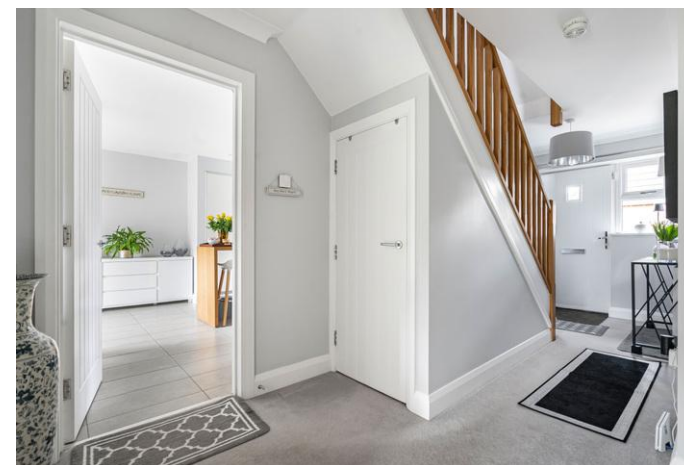
SECOND FLOOR LANDING

BEDROOM THREE 15'0" x 13'2" (4.56 m x 4.02 m) With two Velux windows, access to loft space, radiator.

BEDROOM FIVE 10'4" x 8'3" (3.14 m x 2.52 m) With Velux window to front aspect. Radiator.

SHOWER ROOM With window to rear aspect. Suite comprising double shower cubicle, heated towel rail, pedestal wash hand basin and low level WC. Tiled floor.

EXTERIOR The property has a double garage, which has a loft hatch to the fully boarded roof space, and vehicular parking to the front of the property. The garden is fully enclosed and extends to both the side and the rear. Gated access from the side of the property leads to the rear garden. There is an expansive terrace area providing an excellent alfresco entertaining area and outside tap. Bespoke fitted garden shed (18ft x 6ft) with fixed security windows and a 3-lever mortice lock.



Tenure - The property is Freehold

Service Charges - apply of approximately £70 per annum which contributes to the insurance for the shared driveways.

Council Tax - Band E **EPC** B (85/91)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7435



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

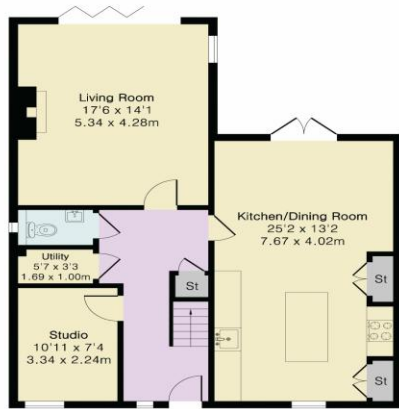


Approximate Gross Internal Area 2122 sq ft - 196 sq m

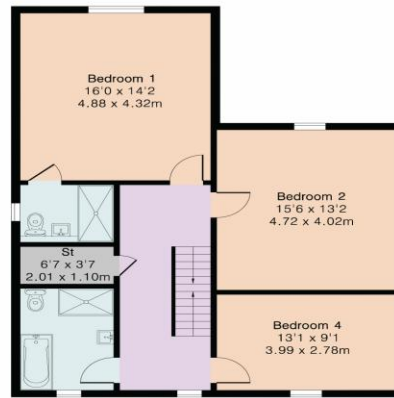
Ground Floor Area 854 sq ft – 79 sq m

First Floor Area 854 sq ft – 79 sq m

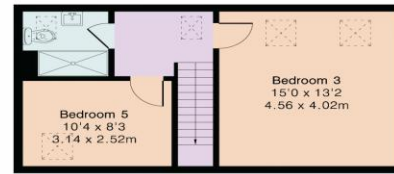
Second Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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