



Steward Close, Stuntney, Ely, Cambridgeshire CB7 5TW

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A spacious semi-detached three bedroom family home offering accommodation comprising living room, kitchen/dining room, utility room, three bedrooms, bathroom and rear enclosed garden situated in the village location of Stuntney within easy access to Ely Railway Station.

- Semi-Detached Home
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Utility Room & Cloakroom
- Loft Room
- Family Bathroom
- Rear Enclosed Garden
- Village Location Close to Ely

Guide Price: £325,000



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.

LIVING ROOM 18'9" x 12'5" (5.71 m x 3.78 m) With double glazed windows to front and side aspects, staircase rising to first floor, storage cupboard, radiator and door leading to:-

KITCHEN/DINING ROOM 18'9" x 8'7" (5.71 m x 2.62 m) With two double glazed windows to rear aspect. Fitted with a range of wall and base units, space for fridge/freezer, space for hob and oven, inset single drainer sink unit, plumbing for washing machine, radiator and door leading to:-

REAR LOBBY With doors leading to both rear and front gardens, door to:-

UTILITY ROOM 7'10" x 6'1" (2.39 m x 1.85 m) With double glazed window to front aspect, plumbing for washing machine and a range of units.

DOWNSTAIRS CLOAKROOM Double glazed window to rear aspect. Fitted with a low level WC and hand wash basin.

FIRST FLOOR LANDING With double glazed window to side aspect, ladder up to loft room, storage cupboard housing boiler.

BEDROOM ONE 13'3" x 9'11" (4.04 m x 3.02 m) With double glazed window to front aspect. Radiator.

BEDROOM TWO 10'11" x 8'7" (3.33 m x 2.62 m) With double glazed window to rear aspect. Radiator, and storage cupboard.

BEDROOM THREE 8'8" x 7'9" (2.64 m x 2.36 m) With double glazed window to front aspect. Radiator and storage cupboard.

FAMILY BATHROOM With double glazed window to rear aspect. Fitted with a three piece suite comprising panel enclosed bath with shower over, low level WC and wash hand basin. Radiator.

LOFT ROOM 18'6" x 10'11" (5.64 m x 3.33 m) With Velux windows, radiator, storage cupboards and eaves storage.

EXTERIOR To the front is a pathway and a range of shrubs and plants. The rear enclosed garden comprises a patio area, predominantly laid to lawn, mature trees, a range of shrubs and plants and sheds. Rear access.

Tenure The property is Freehold

Council Tax Band B **EPC** C (69/78)

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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.