



Russell Drive, Little Thetford, Ely, Cambridgeshire, CB6 3NU

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A superb opportunity to purchase a brand new bespoke detached residence with four bedrooms and four bathrooms and the most amazing open plan kitchen/living room with vaulted ceiling which lies on the edge of a cul-de-sac in this highly sought after village location just a few miles south of Ely.

- Spacious Entrance Hall
- 8.5m x 5.8m Open Plan Kitchen/Living Room with Vaulted Ceiling & Two sets of Patio Doors
- Rear Hall
- Shower Room & Utility Room
- Study & Ground Floor Bedroom Four
- Three Double Bedrooms to First Floor (All with En-Suites)
- Under Floor Heating to Ground Floor
- Rear Enclosed Garden
- Front Garden
- Driveway/Carport
- Baulogic Smart Home System, CCTV & Burglar Alarm

Guide Price: £649,500



LITTLE THETFORD The small sought after, no through village, of LITTLE THETFORD lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College.

ENTRANCE HALL with entrance door and full height wing windows, staircase rising to first floor, wall mounted thermostat control, ceramic tiled flooring which extends to the open plan kitchen/living room, utility room, rear hall and ground floor shower room.

IMPRESSIVE OPEN PLAN KITCHEN/LIVING ROOM 28'0" x 19'2" (8.54 m x 5.84 m) **KITCHEN AREA** with window to side. Comprehensively fitted with a matching range of contemporary matt finish slow closing wall and base units, with drawers and quartz work surfaces over and matching upstands. Built-in cooking appliances include a double oven and four ring induction hob with stainless steel and glass extractor hood over. Integrated dishwasher, fridge freezer, island again with quartz work surfaces extending to provide a breakfast bar with inset Franke sink unit and mixer taps and wine cooler.

LIVING ROOM AREA Triple aspect room with a vaulted ceiling, two sets of patio doors, double glazed window to one side and four Velux windows. Engineered oak effect flooring, four wall light points.

REAR HALL with doors to garden, shower room and utility room.

UTILITY ROOM 6'6" x 5'3" (1.97 m x 1.61 m) with double glazed window to rear. Base unit with inset sink unit, marble effect work surface and appliance space below. Cupboard housing the central heating and hot water controls.

SHOWER ROOM with suite comprising walk-on shower cubicle, wash hand basin and integrated WC. Towel rail/radiator in a chrome finish and extractor fan.

STUDY 12'4" x 7'5" (3.75 m x 2.25 m) Dual aspect room with double glazed windows to front and side.

BEDROOM FOUR (GROUND FLOOR) 10'1" x 8'11" (3.08 m x 2.73 m) Dual aspect with double glazed windows to side and front aspects. Built-in unit to one wall housing various controls including the underfloor heating.

FIRST FLOOR LANDING with two double glazed windows to front. Radiator, part vaulted ceiling.

PRINCIPAL BEDROOM ONE 18'5" x 11'6" (5.61 m x 3.50 m) maximum measurements. Double glazed windows to front and rear, double wardrobes either side of bed recess with two sets of power points & reading lamp over. Door to:-

EN-SUITE BATHROOM Fitted with a four piece contemporary suite in white comprising 1.35m walk-in shower with hand rail and 6" overhead drencher head. Wash hand basin and integrated WC and tiled panel enclosed bath. Towel rail/radiator, ceramic tiled surrounds.

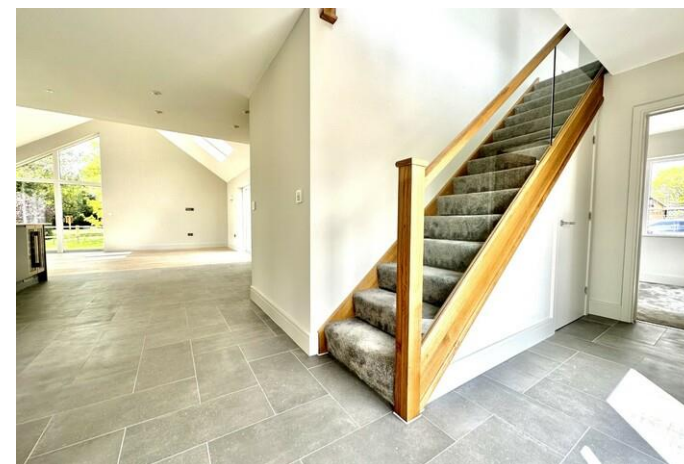
BEDROOM TWO 12'7" x 10'6" (3.83 m x 3.21 m) with double glazed window to rear, radiator, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising walk-in shower cubicle with hand rail and 6" overhead drencher head. Wash hand basin, close coupled integrated WC, towel rail/radiator, LED downlighters to ceiling and Velux window.

BEDROOM THREE 14'9" x 9'10" (4.50 m x 3.00 m) Dual aspect room with double glazed windows to front and side. Fitted double wardrobe with shelving to one side, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising walk-in shower cubicle as before, wash hand basin and integrated WC. Towel rail/radiator, tiled surrounds.

EXTERIOR The property is set back from the road behind a frontage consisting of a block paved driveway, flanked on either side by gravel beds, which provides hardstanding. The rear garden consists of a paved patio beyond which it is predominantly laid to lawn, bordered on one side with Laurel hedging whilst to the other side is close board fencing and to the rear is post and rail.



BAULOGIC SMART HOME INFORMATION The property is prefinished with Baulogic smart home control, providing an enhanced living experience for homeowners. Whether at home, at work or away, you'll always be connected and in control of your property. Sleek digital switches are complemented with a crystal clear touchscreen, tablet and mobile app and even voice control options.

Baulogic controls the heating, lighting, door intercom and security alert features from one system.

Stay energy conscious with perfect room temperatures
Control your home from your sofa, your bed, or the beach
Feel entirely safe with security alerts and wired video door intercom

Enjoy the unrivalled convenience of smart lighting

Baulogic is simple by design. offering complete home control that can adapt to your needs for peace of mind and to enjoy living an energy-efficient, smart home lifestyle.

www.baulogic.com/products

Tenure The property is Freehold

Council Tax tbc **EPC** B (86/93)

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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.