



Barway Road, Barway, Ely, Cambridgeshire CB7 5UB

www.pocock.co.uk

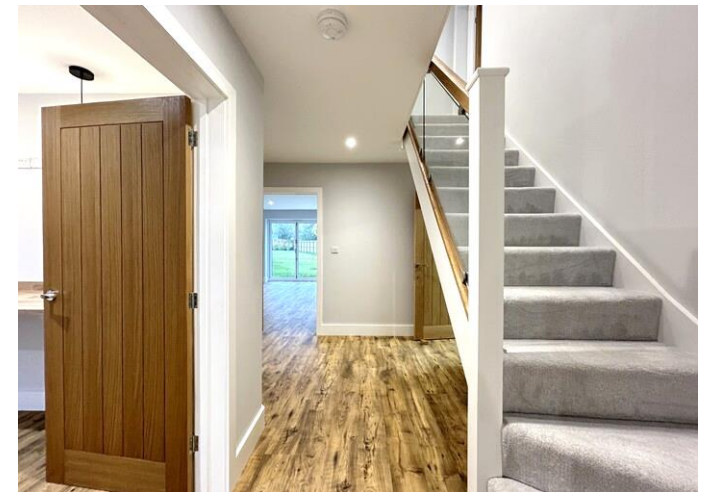


Barway Road, Barway, Ely, Cambridgeshire CB7 5UB

A brand new detached family home built to a high specification throughout occupying a generous plot and with many countryside walks readily accessible.

- Detached New Build Family Home
- Four Double Bedrooms (En-Suite to Principal Bedroom)
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Garage & Off Road Parking
- Enclosed Garden
- CAT 6 & Fibre Cabling
- Air Source Heating

Guide Price: £540,000



BARWAY is a hamlet situated approximately three miles south of the City of Ely. Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools for all ages and various sporting and social activities including the Ely Leisure Village. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 to London. Ely also has a mainline station which provides services to Cambridge and London.

ENTRANCE HALL Entrance door to front aspect, staircase rising to first floor, door to integral garage.

CLOAKROOM Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Double glazed window to side aspect.

KITCHEN/BREAKFAST ROOM 12'8" x 10'6" (3.87 m x 3.21 m) Fitted with a range of Shaker style matching wall and base units with drawers, worksurfaces over and inset 1 & 1/4 ceramic sink unit and drainer. Integral fridge freezer and dishwasher, double electric oven, four ring hob, extractor hood over and stainless steel splashback. Double glazed window to front aspect

UTILITY ROOM Fitted with wall and base units, work surfaces over, space and plumbing for washing machine and tumble dryer.

LOUNGE / DINING ROOM 17'9" x 16'5" (5.41 m x 5.00 m) with double glazed bi-fold doors opening to rear garden and double glazed window to side aspect.

FIRST FLOOR LANDING with double glazed window, loft access, storage cupboard.

BEDROOM ONE 12'3" x 11'0" (3.73 m x 3.35 m) with double glazed window to side aspect, radiator, opening through to:-
WALK-IN DRESSING ROOM with double glazed window to rear aspect and radiator.

EN-SUITE SHOWER ROOM Suite comprising walk-in shower cubicle with drencher size shower head, shower attachment, low level WC and vanity unit with inset wash hand basin. Heated towel rail.

BEDROOM TWO 16'5" x 9'7" (5.00 m x 2.93 m) Dual aspect room with Velux windows to front and rear. Radiator.

BEDROOM THREE 11'8" x 11'1" (3.55 m x 3.37 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 11'5" x 10'9" (3.48 m x 3.27 m) with double glazed window to rear aspect. Radiator

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath with drencher size showerhead over and shower attachment, low level WC, and wash hand basin. Heated towel rail, double glazed window to front aspect.

EXTERIOR To the front of the property, you will find an extensive gravel driveway providing off road vehicle parking and enclosed by low-level fencing. This in turn leads to the **INTEGRAL GARAGE** which measures 6.04m x 3m (19'10" x 9'10") with electric roller door to front and door to rear gardens and housing the plant room for the IT systems, fibre broadband cabling and security alarm systems. Gated access leads to a fully enclosed garden that is predominantly laid to lawn with a paved patio area.

AGENTS NOTE

Warranty - 10 year Build Zone warranty with a first two year defect and maintenance covered.

12 month landscape defect period.

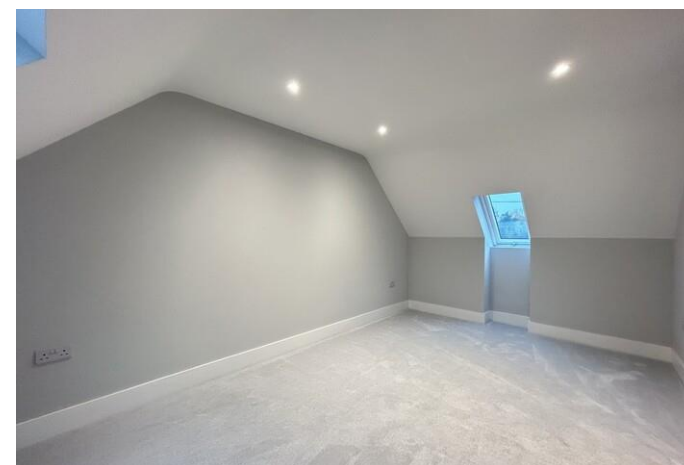
2 year electrical warranty.

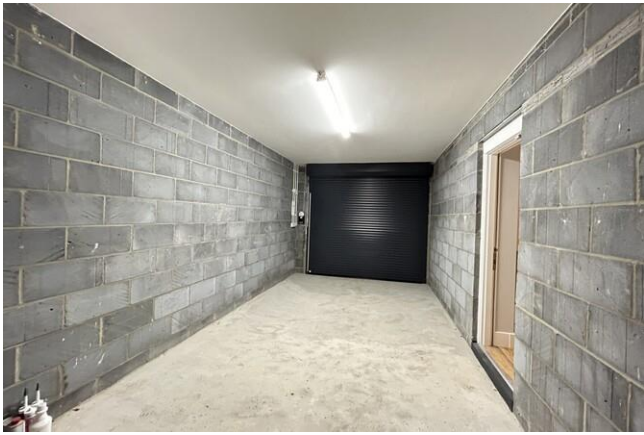
7 year air source heat pump warranty.

Heating - Energy efficiency Air Source Heat Pump for the hot water and heating systems. Ground floor underfloor heating with individual room zoning.

Fibre Optic cabling installed. Mains Drainage, Water Meter, Electric Meter.

PLEASE NOTE the grass verge to the front of the property and a small area on the right hand side are not included in the land registry.





Tenure The property is Freehold

Council Tax Band TBC **EPC** C (79/86)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH/ 7079

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.