



85 Stour Green, Ely
Ely

RICHARD
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ESTATE AGENTS 

£500,000

85 Stour Green

Ely

Situated in a highly regarded residential area close to both primary and secondary schools, this well presented four bedroom detached house offers a superb opportunity for families seeking comfort, convenience, and modern living.

The property is thoughtfully designed with spacious accommodation throughout, including a welcoming lounge, a dining room, and a versatile study that is ideal for home working. The kitchen is complemented by a practical utility room, providing ample storage and workspace. Of the four bedrooms, two benefit from ensuite facilities, while the remaining rooms are served by the family bathroom.

The home is equipped with a range of environmentally friendly and smart technology features, ensuring energy efficiency and ease of living. Additional benefits include gas central heating, triple glazing, and a security system for peace of mind. Outside there is a well maintained garden and a tandem length garage, which is accessed via a resin driveway offering off road parking.

To fully appreciate the location and spacious accommodation a viewing is highly recommended.



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Council Tax Band: D

Tenure: Freehold

EPC: C

- Well Presented Detached Home
- Highly Regarded Area Close to Primary & Secondary Schools
- 4 Bedrooms (2 Ensuite)
- Lounge, Dining Room & Study
- Kitchen With Utility
- Driveway & Tandem Length Garage
- Well Maintained Garden
- Environmentally Friendly & Smart Tech Features



Entrance Hall

With door to front, stairs to first floor, radiator.

Study

With triple glazed window to front, fitted bookcase and drawers, radiator.

Lounge

With fitted gas fire, triple glazed patio doors to rear garden, two radiators.

Kitchen

With triple glazed window to front, sink unit with electric waste disposal, fitted with a range of matching wall and base level units, drawers and worksurfaces, integrated Bosch dishwasher, double electric oven, gas hob and extractor, fridge/freezer, understairs cupboard, radiator.

Utility

With wall mounted gas boiler, door to side, base level storage units, with worktop and sink, plumbing for washing machine, radiator.

Cloakroom

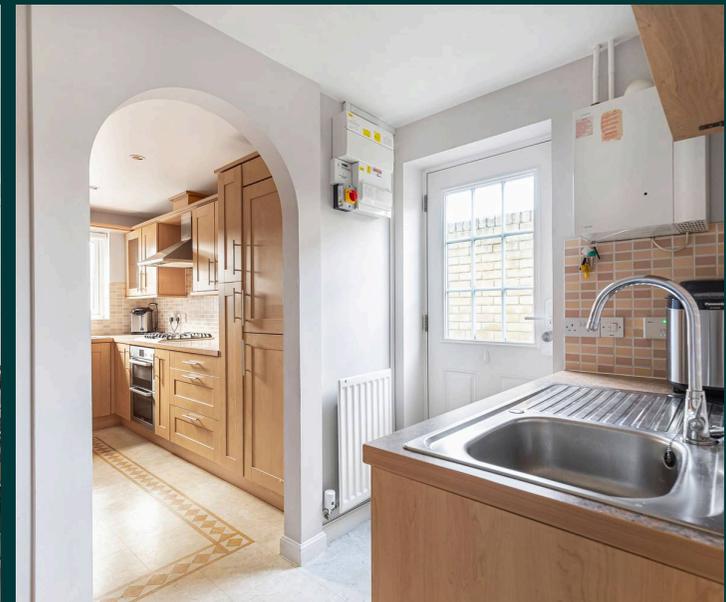
With low level WC, wash basin, radiator.

Dining Room

With triple glazed window to rear, glazed double doors to lounge allowing an open-plan feel. radiator.

Landing

With airing cupboard housing the hot water cylinder, access to loft which has a ladder connected. The loft houses the inverters and batteries for the solar panels.



Bedroom 1

With triple glazed window to front, built in double wardrobe, radiator.

En-suite

With triple glazed window to front, shower cubicle, low level WC, wash basin, radiator.

Bedroom 2

With triple glazed window to rear, built in double wardrobe, radiator.

En-suite

With shower cubicle, low level WC, wash basin, triple glazed window to side, radiator.

Bedroom 3

With triple glazed window to rear, fitted desk with drawers and wall units, built in wardrobe, radiator.

Bedroom 4

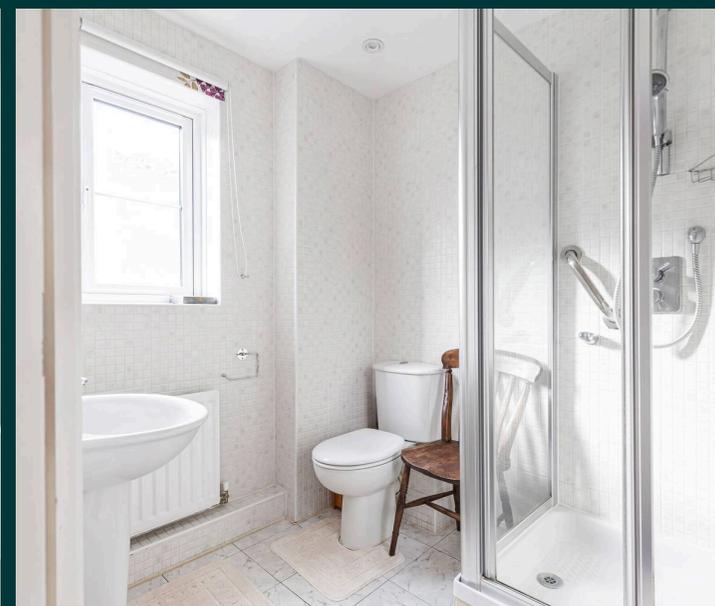
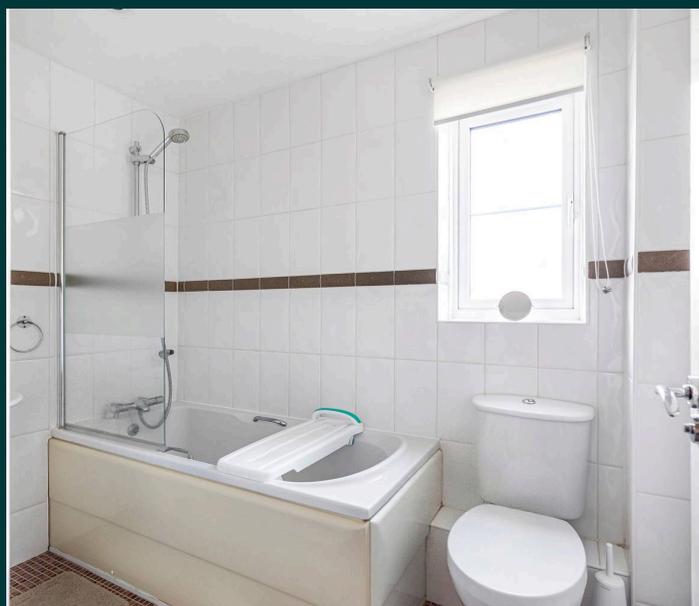
With triple glazed window to front, radiator.

Bathroom

With triple glazed window to side, panelled bath with shower above, low level WC, wash basin, heated towel rail.

Agents Note

The vendor has installed a range of smart tech and energy efficiency improvements to the property which include: - 8.2 KwH Solar panels with 21.6 KwH battery storage. - A Hive heating and lighting system which can be controlled by an app. - Electronic Thermostatic Radiator Valves allowing each radiator to be controlled from an app. - External doors and windows with smart locks notifying the property owner if a door or window has been left open. - If windows are opened, radiators can be turned off automatically and on again once the window closes. All of the above can be controlled by one central app.



Outside

Running alongside the house is a resin driveway leading to a tandem length garage with electric door and a door into the garden. There is also an electric vehicle charging point.

To the rear of the property is a well maintained, walled garden which is mainly laid to lawn together with a patio and a planted bed.

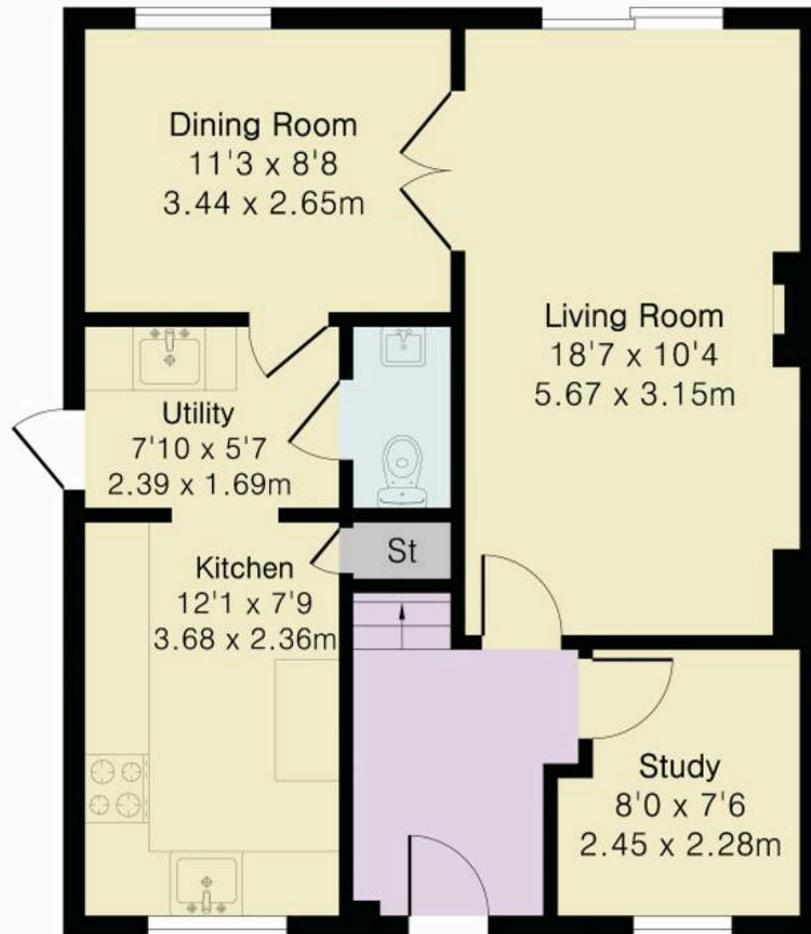




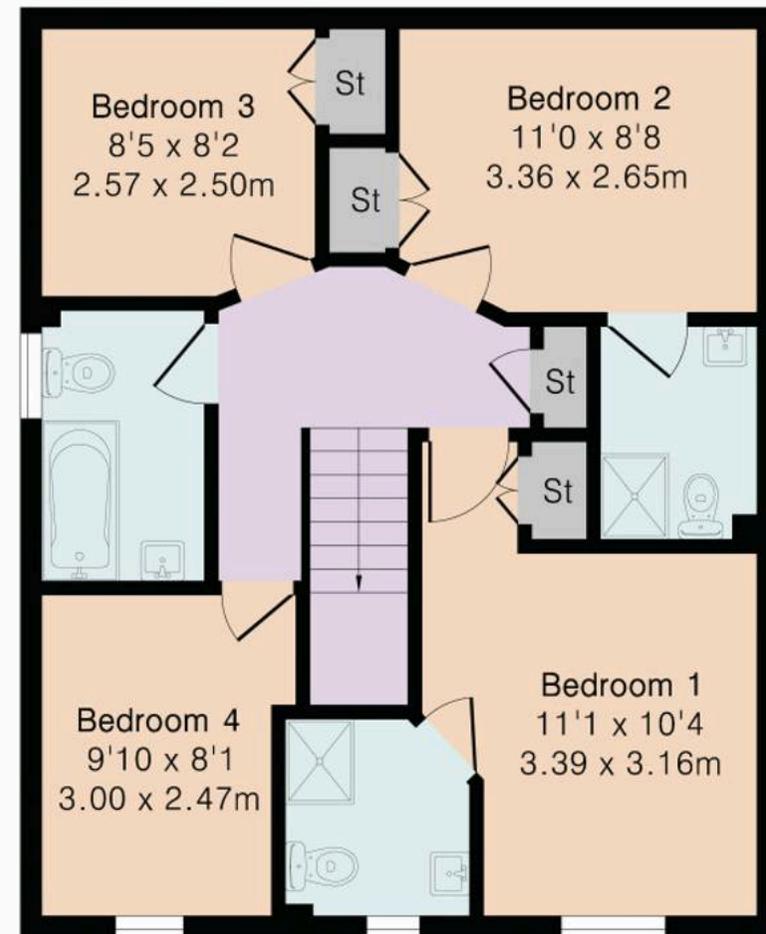
Approximate Gross Internal Area 1200 sq ft - 112 sq m

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 600 sq ft – 56 sq m



Ground Floor



First Floor



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