



The Green, Wardy Hill, CB6 2DE

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Plot 1, The Green, Wardy Hill, Ely, Cambridgeshire CB6 2DE

A brand new stunning contemporary barn style detached property, built by the highly regarded local developers MAN Construction Ltd, which lies in a wonderful position backing onto open farmland in this pretty hamlet location.

- Superb Open Plan Living Room and Kitchen/Dining Room
- Study
- Ground Floor Bedroom Five with En-Suite Shower Room
- Larder & Utility Room
- Four First Floor Double Bedrooms, Dressing Room and En-Suite Bathroom to Principal Bedroom
- Bathroom
- Front and Rear Gardens Double Car Port and Driveway Parking
- GIFA 228.3m² / 2,457 sq ft

Guide Price: £799,950



WARDY HILL is a small hamlet village about 6 miles from Ely and only about 16 miles from Cambridge.

SPECIFICATIONS *Slate roof *Hidden seamless aluminium gutters *Velfac external doors and windows *Black vertical cladding with oak detailing *Natural black limestone paving to perimeter including patio *Permeable block paving to driveway *Double carport with sedum roof *Sewage treatment plant *Fully fitted kitchen with quartz worktop *Oak stairs with glass balustrading *Brushed stainless face plates to electric fittings *First floor glass balcony overlooking fields *Flooring fitted throughout. A combination of carpet, wood and tiles *Fully fitted bathrooms with tiling *Oak faced doors *Air source heat pump linked to underfloor heating across the complete ground floor *Radiators to first floor with towel radiators in bathroom programmed separately * Large cylinder in first floor cupboard storing hot water.

ENTRANCE HALL with entrance door to side, sunken spotlights to ceiling, tiled flooring with under floor heating, Oak wood and glass balustrade to staircase rising to first floor with motion sensor step lighting and storage cupboard below, opening to **OPEN PLAN RECEPTION / LIVING AREA**

KITCHEN / DINING ROOM 20' 4" x 19' 10" (6.20m x 6.05m) Dual aspect with feature full length windows to front and rear, velux windows to roof, overlooked by gallery landing. Kitchen is fitted with a range of high gloss wall and base units with quartz work surfaces over, four ring induction hob with extractor fan over, integrated appliances include fridge freezer, dishwasher and three double ovens. Breakfast bar with inset Franke sink unit & mixer tap, matching quartz work surfaces over and further base units with wine rack. Ceramic tiled flooring throughout opening to:-

SITTING ROOM 20' 6" x 18' 0" (6.25m x 5.50m) with two double glazed patio doors opening to rear garden and two double glazed windows to side. Up-lighting, sunken spotlights to ceiling, feature corner solid fuel burner, wood flooring.

PANTRY 6' 11" x 6' 7" (2.11m x 2.01m) Leading directly off the Kitchen area, fitted with shelving and wood flooring.

UTILITY ROOM 11' 11" x 6' 6" (3.65m x 2.00m) Accessed off the Kitchen area. Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over, plumbing and space for washing machine and space for tumble dryer. Personal door to side and opaque double glazed window to side. Wood flooring.

STUDY 14' 5" x 7' 8" (4.40m x 2.35m) with double glazed windows to front and side. Wood flooring.

GROUND FLOOR BEDROOM FIVE 9' 0" x 8' 10" (2.76m x 2.70m) with double glazed window to front. Wood flooring.

GROUND FLOOR SHOWER ROOM Fitted with an attractive three piece suite comprising low level WC, wash hand basin with feature motion sensor lighting below and walk in double shower with overhead drencher head. Double glazed window to side, heated towel rail, ceramic tiled flooring.

FIRST FLOOR GALLERIED LANDING with vaulted ceilings and velux windows, feature wood and glass balcony overlooking the Kitchen / Dining Room. Double doors into the spacious airing cupboard housing boiler and large water cylinder. Radiator and up and down lighting.

BEDROOM ONE 15' 4" x 11' 11" (4.69m x 3.65m) with high ceilings, feature patio door opening to rear balcony with views over open countryside to rear. Full length radiator, feature lighting, opening through to walk-in dressing area with built- in storage and hanging rails, radiator. Door into:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin with feature motion sensor lighting below and double shower cubicle with overhead drencher head. Heated towel rail, velux window.

BEDROOM TWO 14' 3" x 10' 9" (4.35m x 3.30m) with double glazed window to front. Radiator.

BEDROOM THREE 14' 3" x 8' 10" (4.36m x 2.70m) with double glazed window to front. Radiator.

BEDROOM FOUR 9' 11" x 8' 8" (3.03m x 2.65m) with velux window to rear and double glazed opaque window to rear. Radiator, shelving with access to main bedroom.

FAMILY BATHROOM Fitted with a four piece suite comprising low level WC, wash hand basin, bath with side mixer taps and single shower cubicle with overhead drencher head. Heated towel rail, ceramic tiled flooring.

EXTERIOR The property is set back from the road behind a block paved driveway which leads to a double carport, whilst on the other side is a garden area with bark chippings. The rear garden is a particular feature of the property. Backing onto farmland with far reaching countryside views, the garden consists of a paved patio from the house beyond which it is predominantly laid to lawn and enclosed by close board fencing.



TENURE The property is freehold.

VIEWINGS By Arrangement with Pocock & Shaw
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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.