

£500,000
Freehold



Plot 3 (6) School Lane, Pymoor, Cambridgeshire, CB6 2EU

**Plot 3 (6) School Lane, Pymoor,
Cambridgeshire, CB6 2EU**

Spacious family home in large garden backing onto farmland.

Virtually complete - A 4 bedroom detached family home in the semi-rural hamlet of Pymoor (Lt Downham 2 miles, Ely 4 miles). Enjoying a large plot - the rear garden is approx 26m (85') deep - the property comprises hall, study, sitting room, spacious kitchen/dining room with integrated appliances, utility room, cloaks/WC, 4 good size bedrooms, en suite shower and family bathroom . Outside is a 2 car garage and an extensive plot with paved terrace. Heating is via an Air Source Heat Pump and windows are double glazed. 10 year warranty. PEA: C

Features

- Spacious new home
- Large rear garden
- Open plan Dining/Kitchen
- Utility
- Cloaks/WC
- Farmland to rear
- Study
- Living room with fireplace opening
- Air-Source Heat Pump
- Double glazing



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Entrance Hall

Stairs to first floor

Study

8'2" x 9'2" (2.49 x 2.8)

Sitting Room

12'5" x 17'10" (3.8 x 5.44)

Opening for fireplace / wood burner

Dining/Kitchen

19'0" x 22'3" (5.8 x 6.8)

Extensively fitted in quality cabinets with work surfaces over and integrated appliances. Bi-fold doors to rear garden.

Utility Room

7'6" x 5'11" (2.3 x 1.82)

Position for washing machine, work surface and sink. door to outside.

Cloaks/WC

Suite of low level WC and washbasin.

First Floor - Galleried landing

2 roof windows. Built in cupboard and airing cupboard.

Bedroom 1

11'10" x 13'6" (3.63 x 4.13)

En suite

Suite of low-level WC, washbasin and shower cubicle.

Bedroom 2

11'0" x 12'5" (3.36 x 3.8)

Bedroom 3

12'5" x 12'5" (3.8 x 3.8)

Bedroom 4

10'2" x 11'5" (3.1 x 3.48)

Outside

Block paved driveway to 2 car GARAGE with electrically operated roller shutter door. Rear garden ready for seeding or turfing with paved terrace. (Rear plot is about 26m deep from the rear of the house). Small front garden.



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About 171.6 m² — 1847 ft²

All dimensions / floor plans are approximate and should not be relied upon.



TENURE
Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs D C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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