



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ

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A particularly well appointed and individual three bedroom detached residence occupying a generous, mature plot in one of the village's most sought-after locations, close to the village centre and local schools.

- Detached Family Home
- Living Room
- Kitchen/Dining Room
- Garden Room
- Three Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Established Rear Garden & Summer House
- Off Road Parking & Garage

Guide Price: £370,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE PORCH Entrance door with double glazed insets, windows either side and fanlight over. Door with glazed insets through to:-

ENTRANCE HALL With staircase rising to first floor. Radiator. Door through to:-

KITCHEN/DINING ROOM 19'4" x 14'2" (5.89 m x 4.31 m) narrowing in part to 3.04m
With double glazed window to side, double doors to living room and double glazed double doors to the garden room. Comprehensively fitted with a matching range of natural finish wall and base units with work surfaces over, tiled splashback and integrated stainless steel single drainer sink unit with mixer taps. Recess for cooker with fitted extracted over. Integrated dishwasher. Carousel unit, ceramic tiled floor. Walk in pantry with double glazed window to side.

LIVING ROOM 21'11" x 12'0" (6.69 m x 3.66 m) With double glazed window to front. Coal effect gas fire set on a raised tiled plinth with fitted shelf over. Radiator.

GARDEN ROOM 13'5" x 7' (4.08 m x 2.14 m) With almost full width double glazed sliding doors and adjoining French door to rear garden. Ceramic tiled floor. Wall mounted gas boiler serving the central heating and hot water systems. Work surface with plumbing for washing machine below. Cloaks cupboard and adjacent shelved cupboard. Radiator. Door through to:-

CLOAKROOM With ceramic tiled floor. Tiled walls to roughly Dado height. Vanity unit with inset wash hand basin with mixer tap and low level WC.

FIRST FLOOR LANDING With double glazed window to side. Hatch to roof space and cupboard housing a factory lagged hot water cylinder and shelf above.

PRINCIPAL BEDROOM 11'10" x 10'10" (3.60 m x 3.31 m)
With double glazed window to rear. Radiator and door to:-

EN-SUITE SHOWER ROOM With suite comprising tiled corner shower cubicle, pedestal wash hand basin and WC.

BEDROOM TWO 12'0" x 11'11" (3.66 m x 3.63 m) With double glazed window to front. Radiator.

BEDROOM THREE 11'9" x 7' (3.57 m x 2.13 m) With window to front. Radiator and over stairs storage cupboard.

BATHROOM With four piece fully tiled suite in white comprising shower cubicle, panel enclosed bath, WC and pedestal wash hand basin. Double glazed window to rear.

EXTERIOR The property is set back behind a frontage which is predominantly block paved in a herringbone style pattern which provides vehicle hardstanding. In front of this is a bed with various perennials and a retaining wall. The block paving continues to one side of the property and in turn leads to a garage.

The rear garden is a particular feature of the property. It consists of a patio from the house beyond which is a long shaped lawn with borders either side with a wide variety of shrubs, perennials and small trees. The garage is roughly 6 m long by 2.8 m wide. Other outbuildings include a timber shed, greenhouse and finally a delightful summer house which enjoys views of the garden towards the rear of the property.



Tenure - The property is Freehold

Council Tax - Band D

EPC TBC

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

Ref GVD-7518



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.



Total area: approx. 114.5 sq. metres (1232.1 sq. feet)

