







Stunning DETACHED bungalow within the popular village of Littleport. The property is of high specification throughout comprising large open plan kitchen/diner/lounge, separate utility room, FIVE bedrooms, master with en-suite, shower room, enclosed rear garden & ample off road parking.

Tenure: Freehold

Council Tax Band: E

EPC: B

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1391

Parking: Driveway

Utilities / Services

Electric Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating sources: Mains Gas

Broadband Connected: Yes



**LIVING ROOM**

Wood effect flooring, open plan to kitchen dining area, door to garden.

**KITCHEN/DINER**

Wood effect flooring, range of modern base and eye level units with marble effect work surface, kitchen island, double oven, ceramic hob with extractor over, sink, patio doors to garden, window to side.

#### UTILITY ROOM

Wood effect flooring, modern base and eye level units, marble effect work surface, sink with mixer tap, door to garden.

#### BEDROOM 1

Wood effect flooring, door to ensuite, window to rear.

#### ENSUITE

Wood effect flooring, shower, heated towel rail, toilet, sink.

#### BEDROOM 2

Wood effect flooring, window to side.

#### BEDROOM 3

Wood effect flooring, window to front.

#### BEDROOM 4

Wood effect flooring, windows to front.

#### BEDROOM 5/STUDY

Wood effect flooring, window to front.

#### BATHROOM

Wood effect flooring, bath, heated towel rail, sink, toilet, vanity unit.

#### GARDEN

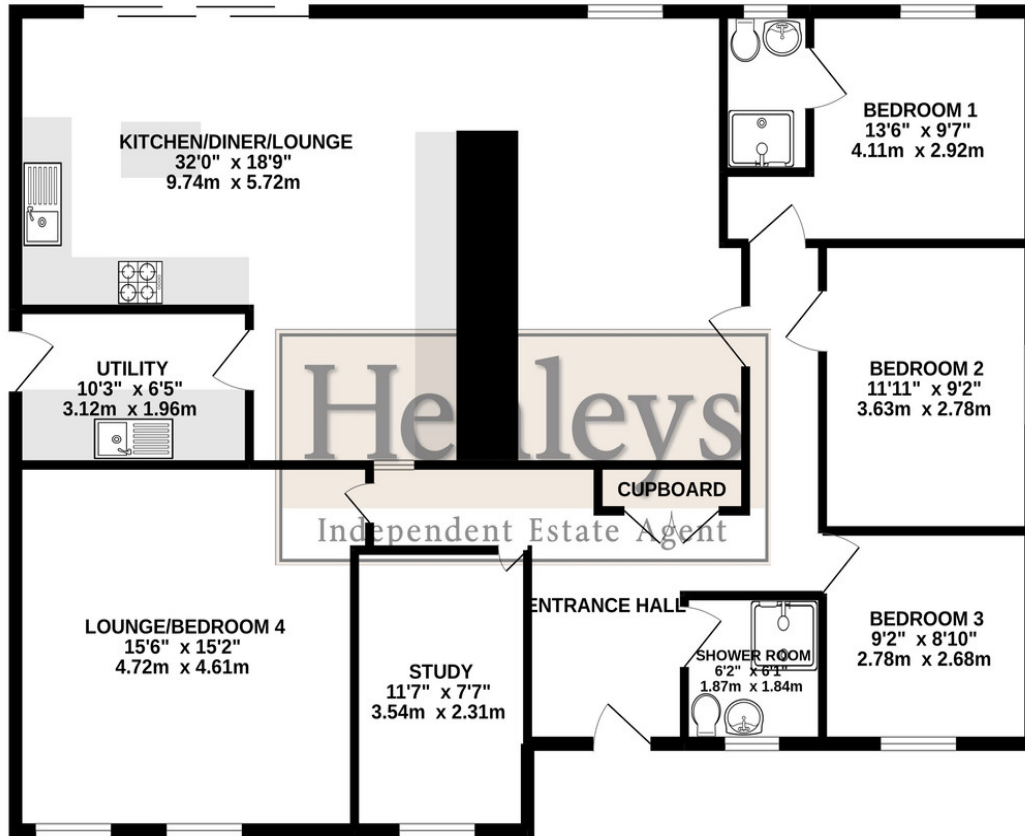
Patio area, private garden mostly laid to lawn.







GROUND FLOOR  
1391 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		