



MAIN STREET, LITTLE DOWNHAM, ELY, CB6 2ST

OIEO: £600,000

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CAMBRIDGE ESTATE AGENT

A delightful and deceptively spacious double fronted detached family home, which offers a variety of configurations including a downstairs office, four bedrooms, and a double garage that currently has a box room fitted out as a gym.

Set in the heart of the sought after village of Little Downham that is noted by its residents for the variety of activities and clubs and vibrant community spirit.

The property benefits from oil fired central heating, a security alarm and is fitted with double glazing throughout.



- 4 bedrooms
- Principal bedroom with dressing area and en-suite
- Guest bedroom with en-suite.
- Conservatory
- Kitchen / breakfast room
- Downstairs office
- Double garage with box room
- Off road parking and driveway.
- Garden with large decking area
- Oil fired central heating and UPVC double glazed.



Sitting room



Dining room



Sun lounge



Kitchen / breakfast room



Main Bedroom

The house was built with five bedrooms, but my clients have remodelled it creating a larger **MAIN BEDROOM** suite that overlooks the rear garden. There is extra comfort and convenience with a walk-through **DRESSING ROOM** that has fitted full height and full width wardrobes. This dressing area leads directly to the large **ENSUITE** that has a sea theme decor with wood panelled around and white tiled floor, and a window to the front.

The ensuite comprises a low-level flush WC, a wash hand basin, a bath with taps on the side rather than end, and a shower unit.



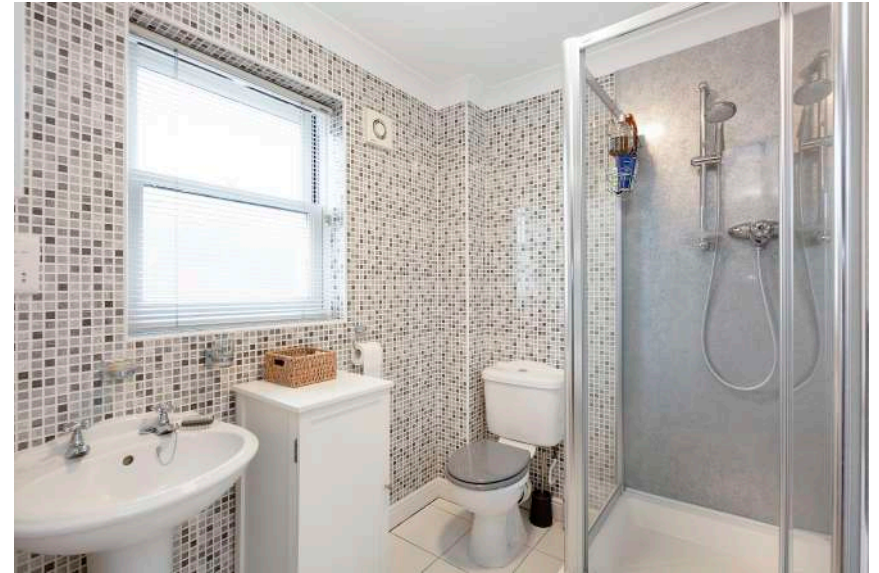
Main bedroom design room

Main bedroom ensuite





Second /Guest bedroom



Second / Guest bedroom ensuite

Third bedroom



Fourth bedroom / media room





The rear garden is an explosion of colour during spring and summer and it was designed and planted with a variety of shrubs and flowers to encourage a variety of bird life throughout the year.

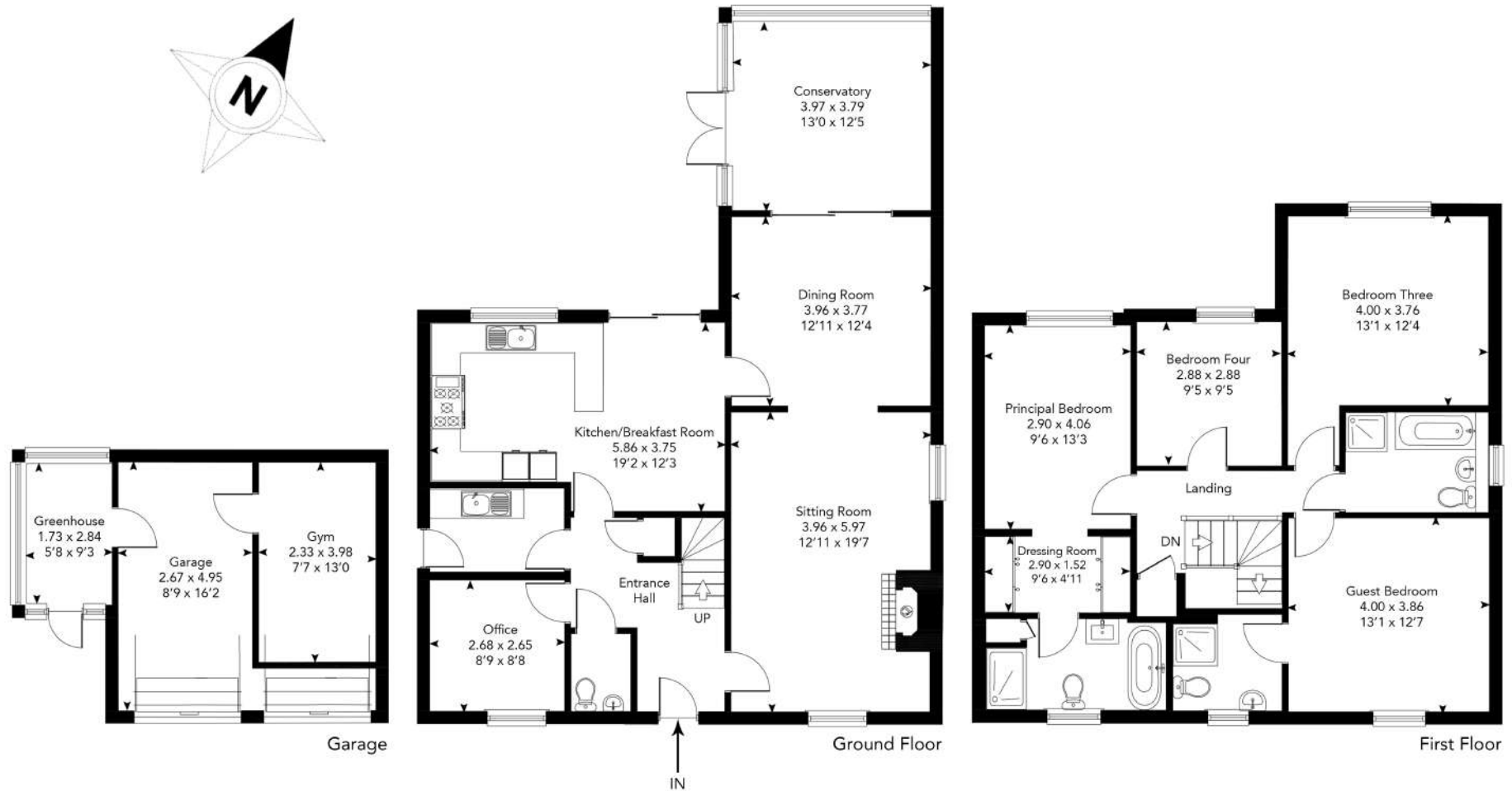
There is an extensive decking area and a purpose-built barbecue and a potting shed. The potting shed also has a door into the **DOUBLE GARAGE**, which has twin roller doors to the driveway. Inside the garage to one side is a further **BOX ROOM** that has been created and currently used as an exercise room, but could easily be used as a work from home office or hobbies room.

Approximate Gross Internal Area = 186 m² / 2002 ft²

Garage = 30 m² / 323 ft²

Total = 216 m² / 2325 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Detached
Bedrooms	Four
Council Tax	Band E
Square footage	2002 sqft approx (2325 sqft inc garage)
EPC Rating	C
Age	2007
Last sold date	2007
Title Number	CB321756
Plot size	0.11
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambridgeshire District Council
Flood Risk River & Seas	Very low
Flood Risk surface water	Very low
Conservation Area	Yes

CONNECTIVITY

Estimated broadband speeds:

Standard	18 mbps
Superfast	44 mbps
Ultrafast	1800 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Red
3 (Three)	Red
O2	Amber
Vodafone	Amber

- Green: Likely to have good coverage.
- Amber: You may experience some problems.
- Red: You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Ely	3.06 miles
Soham	10.01 miles
Littleport	3.8 miles

Trunk Roads/Motorways

M11 J14	15.51 miles
M11 J13	16.65 miles
M11 J12	18.13 miles
M11 J11	19.64 miles

Airports/Helipads

Cambridge Airport	15.62 miles
Stansted Airport	37.46 miles

TRANSPORT (LOCAL)

Bus stops

Chapel Lane	0.05 miles
Hurst Lane	0.13 miles
White Horse Lane	0.17 miles

SCHOOLS

Primary

Downham Feoffees Primary	0.12miles
Lantern Primary	1.84 miles
Isle of Ely Primary	1.97 miles

Secondary

Ely College	1.54 miles
Kings Ely	2.65 miles
Witchford Village College	3.14 miles

10 year history of average house prices by property type in PE15

Detached	+86.33%
Semi-Detached	+84.48%
Terraced	+76.36%

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KEY INFORMATION

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