

10 MILE VIEW

| Littleport |



BROADLEAF

*Black Horse Drove,
Littleport, Nr Ely, CB6 1EG*



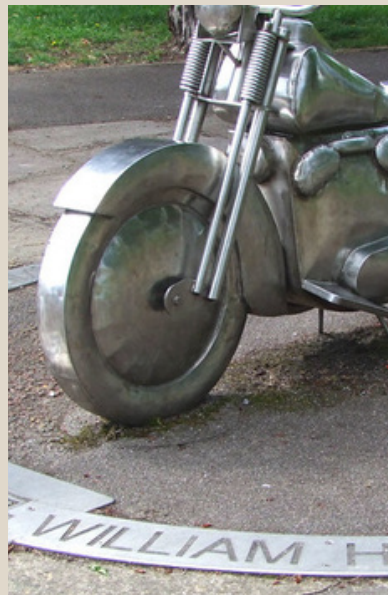
BROADLEAF

Brought to you by Broadleaf Homes and set in the peaceful market town of Littleport is an exceptional development of 7 Bungalows looking out across the beautiful Cambridgeshire countryside.



“Home is the place where you become yourself, where you can be, and where you don’t have to pretend”

Littleport



10 Mile View is situated on the outskirts of Littleport, surrounded by open fields and offering the peace of the beautiful Cambridgeshire countryside. Only a short distance away is the historic town of Ely, which provides further retail and leisure opportunities, as well as excellent travel links to Cambridge and the rest of the East Anglia.

Designed with modern living in mind

10 Mile View is an exclusive development of 3 and 4 bedroom energy efficient detached bungalows, lovingly built by local family-owned developer Broadleaf Homes.



Each property will feature a superb range of specification and has been designed to compliment the surrounding countryside lifestyle.

All the properties will feature A-Rated uPVC windows, Aluminium Bifold Patio Doors with full underfloor heating via an Air Source Heat Pump central heating and hot water system and Bosch appliances.

The illustrations are computer generated images and are for guidance purposes only. Whilst plans and images have been prepared for the assistance of the prospective purchaser, information is preliminary and for marketing purposes only. Please enquire for further details.

The George

Detached 3 bedroom bungalow



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The George

Plots 1, 3, 4, 6 & 7

Detached 3 bedroom bungalow



Note: plots 6 & 7 are handed

Kitchen / Dining / Living	8.5m x 4.4m	27'8" x 14'4"
Master Bedroom	4.3m x 3.9m	14'1" x 12'8"
Bedroom 2	4.3m x 3.8m	14'1" x 12'5"
Bedroom 3	3.6m x 3.1m	11'8" x 10'2"
	Total Floor Area	1190 Sq ft

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. This should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections

The Edmund

Detached 4 bedroom bungalow



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The Edmund

Plots 2 & 5

Detached 3 bedroom bungalow



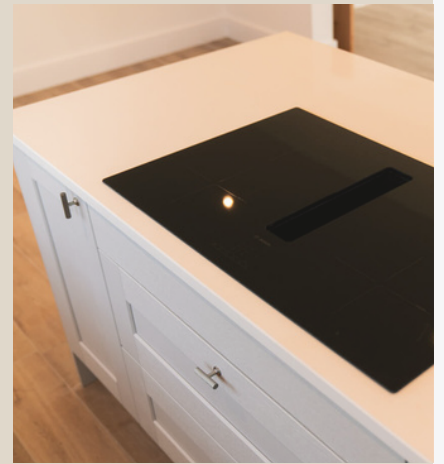
Note: plot 5 is handed

Kitchen / Dining / Living	9.5m x 5.4m	31'1" x 17'7"
Master Bedroom	4.4m x 3.9m	14'4" x 12'8"
Bedroom 2	4.3m x 3.9m	14'1" x 12'8"
Bedroom 3	4.0m x 3.4m	13'1" x 11'1"
Bedroom 4	3.3m x 3.2m	10'8" x 10'5"
Total Floor Area		1370 Sq ft

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*House
Specification*



Specification

STRUCTURE

Traditional brick and blockwork outer walls with full fill mineral wool cavities

Farnley Red Multi Handmade heavy crease facing bricks

Through Colour render to front elevations.

Sustainably sourced painted timber cladding to front elevations.

UPVC flush casements external windows with butt joints. Painted Pebble grey externally.

KITCHEN

Modern shaker style units in a range of colours.

1.5 bowl granite undermounted sink, with drainer grooves and mixer taps.

30mm solid Quartz worktops with 100mm upstands, glass splash back to hob.

Bosch integrated appliances, including fridge/freezer, dishwasher, oven, induction hob and stainless steel hood.

Pelmet and low level plinth lights.

HEATING AND PLUMBING

Air-Source Heat Pump system supply heating and hot water.

Underfloor heating to whole house

Contemporary towel rails to bathrooms and ensuites.

BATHROOMS

Freestanding back to wall bath with in wall chrome taps and waste.

Wall hung crosswater basin with Nordic oak vanity unit with chrome basin mixer taps.

Ensuites to have walk in wet room showers with thermostatic shower and glass enclosure

Shower enclosures to be fully tiled, with half height to walls with sanitaryware.

Feature mirror with shaver point and illuminated.

JOINERY & DECORATION

Painted timber internal doors.

Painted MDF Skirtings and architraves.

Walls, ceilings and wood work to be painted with Farrow & Ball emulsion paints.

FLOOR COVERINGS

Ceramic floor tiles to Hall, Kitchen, Living, Dining, Bathroom and ensuite.

Carpets to all Bedrooms.

EXTERNALS

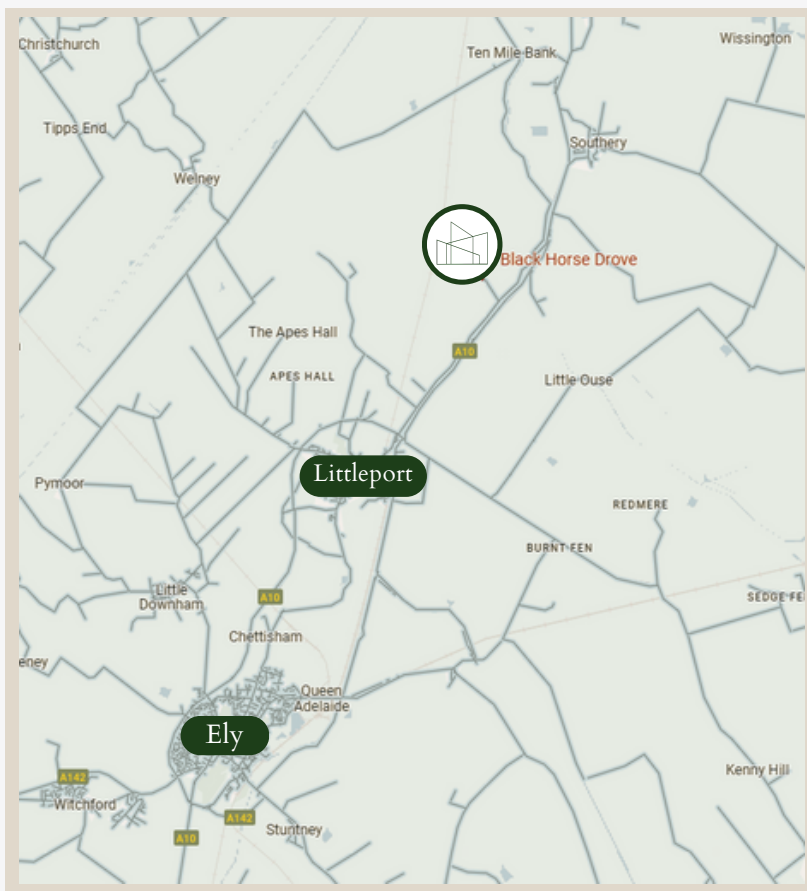
Rear patio with paths to garages/side gates.

Close board timber fencing between gardens

Turfed and planted front gardens



Location



Black Horse Drove, Littleport, Nr Ely, CB6 1EG

About the Developer

Broadleaf Homes was founded in 2018 as a family run house builder based in Norfolk.

We build high specification, energy efficient homes throughout East Anglia, with a high focus with designing homes with living in mind.

We aim to be one of the most highly regarded and trusted developers in the region, and pride our selves on using local tradesmen and technical staff.

We believe in building traditional design, with all the contemporary comforts you would expect from a modern housebuilder.

Every home comes with a 10 year Build Warranty.

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and are proud members of the House Builders Federation.

Site Layouts, plans and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stage of these properties.

Selling Agent:



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