



**Peacock Way, Littleport CB6 1AB**

welcome to

## Peacock Way, Littleport Ely

A semi-detached house located in the expanding town of Littleport offering WELL PROPORTIONED ACCOMMODATION throughout including THREE BEDROOMS, good size living room with the addition of a GARDEN ROOM. Viewing highly recommended.

### Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath and doors to:

### Cloakroom/W.C

Fitted with a suite comprising low level w.c, vanity wash hand basin with mixer tap, radiator, part tiled and double glazed window to side.

### Kitchen

8' 8" x 8' 4" ( 2.64m x 2.54m )

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap, built in under oven with gas hob and extractor over, space for washing machine, wall mounted gas boiler and window to front aspect.

### Living Room

14' 11" max x 14' 11" max ( 4.55m max x 4.55m max )

With radiator, double glazed window to side aspect and patio doors opening to:

### Garden Room

12' 8" x 9' 10" ( 3.86m x 3.00m )

With radiator, spot lighting, double glazed windows to side and rear aspect and double glazed double doors opening to rear garden.





### **First Floor Landing**

With radiator, storage cupboard and doors to:

#### **Bedroom One**

10' 6" x 8' 5" ( 3.20m x 2.57m )

With radiator, built in double wardrobe and double glazed window to front aspect.

#### **Bedroom Two**

10' 3" x 8' 5" ( 3.12m x 2.57m )

With radiator, built in wardrobe and double glazed window to rear aspect.

#### **Bedroom Three**

7' 10" x 7' 4" ( 2.39m x 2.24m )

With radiator and window to rear aspect.

#### **Bathroom**

Fitted with a suite comprising panel enclosed Jacuzzi style bath, wash hand basin, low level w.c, radiator, part tiled and double glazed window to front aspect.

#### **Outside**

To the front of the property there is a mainly lawned garden with a pathway leading to the front door. To the right of the property there is a driveway for three cars and leads to the single garage.

The rear garden has an initial paved patio area and opens to a mainly lawned garden with shrub and plant border to the rear and is fully enclosed by fencing. Within the rear garden is a timber storage shed and personal door to garage.



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## Peacock Way, Littleport

- Semi-Detached House
- Well Proportioned Accommodation
- Three Bedrooms
- Garden Room
- Garage & Driveway

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

offers over

**£265,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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