



Chamberlain Fields, Littleport, Ely, CB6 1FJ

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Chamberlain Fields, Littleport, Ely, Cambridgeshire CB6 1FJ

A beautifully presented spacious detached five bedroom family home with double garage and off road parking in this popular residential development close to all the village schools and amenities.

- Entrance Hall & Cloakroom
- Living Room & Dining Room
- Kitchen /Breakfast Room
- Utility Room
- Five Bedrooms & Two En-suites (Principal Bedroom also with Walk-in Dressing Room)
- Family Bathroom
- Secure Off Road Parking & Double Detached Garage
- Enclosed Rear Garden
- East Facing Property

Guide Price: £425,000



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 HALL with entrance door to front aspect, radiator, staircase rising to first floor.

LIVING ROOM 15'6" x 11'2" (4.72 m x 3.41 m) with double glazed bay window to front aspect, two radiators.

DINING ROOM 9'5" x 8'7" (2.87 m x 2.61 m) with double glazed bay window to front aspect, radiator, wall mounted fuse box.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, extractor fan.

KITCHEN/BREAKFAST ROOM 19'3" x 9'0" (5.88 m x 2.75 m) with double glazed window to rear aspect and double glazed sliding patio doors opening to the rear garden. Fitted with a matching range of wall and base units with drawers, work surfaces over and tiled splashbacks. Inset 1 & 1/4 stainless steel single drainer sink unit, built-in double oven with four ring gas hob and extractor hood above, integrated dishwasher, breakfast bar with additional base level storage units underneath, two radiators.

UTILITY ROOM with door to rear aspect. Base units with work surfaces over, inset stainless steel single drainer sink unit and tiled splashbacks. Plumbing for washing machine, space for tumble dryer, extractor fan, wall mounted gas boiler serving the central heating and hot water systems.

FIRST FLOOR LANDING A spacious landing with staircase rising to second floor.

BEDROOM TWO 13'3" x 12'4" (4.05 m x 3.76 m) with double glazed window to rear aspect. Radiator. Door to:- **EN-SUITE SHOWER ROOM** with obscured double glazed window to rear aspect. Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin and low level WC. Radiator, extractor fan, electric fan heater.

BEDROOM THREE 12'5" x 10'4" (3.79 m x 3.16 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 9'3" x 7'4" (2.81 m x 2.23 m) with double glazed window to rear aspect. Radiator and useful storage cupboard.

BEDROOM FIVE 8'7" x 8'0" (2.62 m x 2.43 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM with obscured double glazed window to front aspect. Fitted with a three piece suite comprising panel enclosed bath with mixer shower, low level WC and wash hand basin. Radiator, extractor fan, cupboard housing hot water cylinder.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM SUITE 17'7" x 15'9" (5.37 m x 4.79 m) Dual aspect bedroom with double glazed windows to front and rear aspects. Two radiators, access to loft space. (Currently in use as an extra Living Room).

EN-SUITE SHOWER ROOM with obscured double glazed window to rear aspect. Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin and low level WC. Radiator, extractor fan.

WALK-IN DRESSING ROOM 9'1" x 8'7" (2.76 m x 2.61 m) with double glazed window to front aspect. Radiator. (Currently in use as a Study)

EXTERIOR To the front of the property you will find an open plan garden with lawn, shrubs and a pathway to the front door. A generous driveway can be accessed via a double 5-bar gate, which in turn leads to a double garage with two metal up and over doors and provides ample off road parking for a number of vehicles. To the rear of the property there is a landscaped and enclosed garden with extensive patio area, raised borders with a variety of mature plants, trees and shrubs, lawn over two levels, as well as a small fishpond.

Tenure The property is Freehold

Council Tax Band E **EPC** C (80/88)

Viewing By Arrangement with Pocock & Shaw
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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.