



Harvest Way, Littleport, Ely, Cambridgeshire CB6 1EY

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A beautifully presented three double bedroom detached house situated on a generous plot with a good size rear garden. No upward chain.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Off Road Parking & Garage
- Rear Garden
- No Upward Chain

Guide Price: £320,000



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, laminate flooring, door to:-

LIVING ROOM 15'7" x 11'6" (4.75 m x 3.50 m) with double glazed window to front aspect, two radiators, laminate flooring, door to:-

INNER HALL with staircase rising to first floor, wood flooring.

KITCHEN/DINING ROOM 18'10" x 7'1" (5.75 m x 2.15 m) with double glazed window to rear aspect and double glaze patio doors opening up to the large rear garden. Fitted with an attractive range of wall and base units with work surfaces over, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, built-in appliances include washing machine and fridge freezer, inset four ring gas hob with glass splashback, single oven below and stainless steel extractor canopy over. Laminate flooring, full height feature radiator, useful understair storage cupboard.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Extractor fan, radiator, laminate flooring.

FIRST FLOOR LANDING with window to side aspect, access to loft, built-in storage cupboards - one with shelving and rails, and the other with shelving.

BEDROOM ONE 18'10" x 9'0" (5.75 m x 2.75 m) with three double glazed windows to front aspect, radiator, wall mounted thermostat, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower with tiled splashbacks. Opaque double glazed window to side aspect, heated towel rail, vinyl flooring.

BEDROOM TWO 11'4" x 7'2" (3.45 m x 2.18 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'2" x 7'3" (3.40 m x 2.22 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, opaque double glazed window to side aspect, radiator, laminate flooring.

EXTERIOR To the front of the property is off road parking for several vehicles leading to the single GARAGE with up and over door, power and lighting.

The rear garden is certainly a feature to be noted as it is an excellent size with a good level of privacy. It is predominantly laid to lawn with feature raised decking area to the rear and patio area directly from the property. Outside tap.

TENURE The property is freehold. Annual ground rent charges of approximately £145.85.

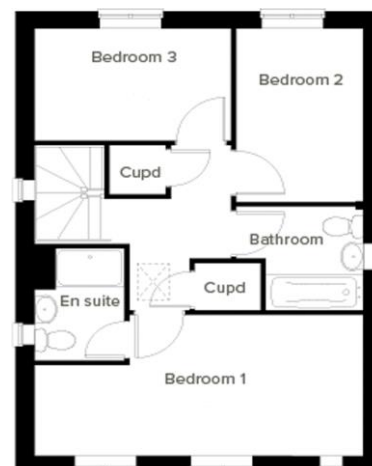
Tenure The property is Freehold

Council Tax Band C **EPC** B (82/94)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/6870





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. (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.