



Highfield Drive, Littleport, Ely CB6 1GA

[www.pocock.co.uk](http://www.pocock.co.uk)





## 31 Highfield Drive, Littleport, Ely, CB6 1GA

A newly decorated four bedroom detached house, tucked away at the end of a cul-de-sac, offering spacious and versatile living accommodation. Minimum 12 Month Let. Available Immediately. EPC: C (73).

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room & Separate Dining Room
- Utility Room
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Minimum 12 Month Let

**Rent: £1,500 PCM**

**Deposit: £1730**



**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 new 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 staircase rising to first floor with storage cupboard below, radiator and wood effect vinyl flooring.

**CLOAKROOM** with two piece suite comprising low level WC and wash hand basin. Radiator and wood effect vinyl flooring.

**SITTING ROOM** 20'4" x 10'2" (6.20 m x 3.10 m) dual aspect room with double glazed window to front and double glazed French doors to rear. Stone effect feature fireplace and two radiators.

**L - SHAPED KITCHEN** 12'10" x 10'10" (3.90 m x 3.30 m) fitted with a range of black and dark wood effect wall and base units with work surface over, built in 4 ring gas hob and extractor hood over, built in double electric oven, metallic style tiled splashbacks and inset 1 1/2 bowl sink unit with mixer taps. Integrated dishwasher, integrated fridge freezer. Double glazed window to rear with newly fitted roller blind. Tile effect vinyl flooring with archway leading to Dining Room and folding door to Utility room.

**DINING ROOM** 9'2" x 9'2" (2.80 m x 2.80 m) with double glazed window to front, tile effect vinyl floor and radiator. Door leading to Entrance Hall.

**UTILITY ROOM** fitted with range of black and dark wood effect wall and base units with work surface over and inset single sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Metallic style tile splashbacks, tile effect vinyl flooring and radiator. Wall mounted boiler. Door to rear garden.

**FIRST FLOOR LANDING** with double glazed window to front, radiator, loft hatch and cupboard housing hot water tank.

**BEDROOM ONE** 11'2" x 10'6" (3.40 m x 3.20 m) with double glazed window to rear. Built-in four door wardrobe with shelf and hanging rail. Radiator and door to Ensuite.

**ENSUITE SHOWER ROOM** with double glazed window to rear. Suite comprising low level WC, wash hand basin and enclosed shower cubicle. Tile splashbacks. Tile effect vinyl flooring. Wall mounted heated towel rail and mirror fronted cabinet.

**BEDROOM TWO** 9'10" x 7'10" (3.00 m x 2.40 m) with double glazed window to rear with newly fitted wood Venetian blind. Wood effect vinyl floor and radiator.

**BEDROOM THREE** L shaped room with double glazed window to front. Wood effect vinyl flooring and radiator.

**BEDROOM 4** 10'6" x 6'11" (3.20 m x 2.10 m) with double glazed window to front. Radiator and recess suitable for wardrobe or chest of drawers.

**FAMILY BATHROOM** with double glazed window to rear. Suite comprising low level WC, wash hand basin and panel enclosed bath with shower attachment. Wall mounted heated towel rail and tile effect vinyl flooring.

**EXTERIOR** A central pathway with plant and shrub borders either side leads to the front door with two allocated parking spaces situated at the front.

The rear garden is laid to lawn with gravel borders with various shrubs and trees and is enclosed by wood panelled fencing with access to the front via the side gate. Enclosed paved patio area. Wall mounted tap.

**NOTES** This is a Managed Property.  
EPC C (73)  
Council Tax Band D

**REF** JVD/5945

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)







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.