



New River Bank, Littleport, Ely, CB7 4TA

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

**pocock & shaw**  
Residential sales, lettings & management

## New River Bank, Littleport, Ely, Cambridgeshire CB7 4TA

An extended and deceptively spacious three double bedroom home with loft room and tandem length garage situated in a semi-rural location next to the River Great Ouse.

- Semi-Detached Extended Cottage
- Living Room
- Kitchen
- Utility Room & Cloakroom
- Conservatory/Garden Room
- Three Bedrooms (One with En-Suite Bathroom)
- Loft Room
- Family Bathroom
- Off Road Parking & Car Port
- Enclosed Rear Garden

**Guide Price: £295,000**



**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 LOBBY** with double glazed window to side aspect, hanging rails and door leading to:-

**LIVING ROOM** 20'7" x 12'0" (6.28 m x 3.67 m) with double glazed window to front aspect, staircase rising to first floor with useful storage cupboard under, two feature full length radiators, opening into:-

**KITCHEN** 9'1" x 8'8" (2.78 m x 2.65 m) Fitted with an attractive range of wall and base units with work surfaces over, feature tiled splashbacks and inset 1 & 1/2 bowl ceramic sink unit with mixer taps. Appliance spaces for cooker and fridge freezer, extractor canopy over cooker space, plumbing and space for slimline dishwasher, vinyl flooring and door to:-

**REAR LOBBY** with sunken spotlights, personal door to rear garden, built-in storage cupboard housing the Bosch gas boiler, door leading to:-

**UTILITY ROOM/CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Plumbing & space for washing machine and space for tumble dryer. Work surface with storage unit under, vinyl flooring.

**CONSERVATORY/GARDEN ROOM** 18'1" x 15'9" (5.50m x 4.80m) with double glazed windows and doors, heat reflecting glass with built-in bespoke blinds, underfloor heating.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 13'0" x 12'4" (3.95m x 3.76m) with double glazed window overlooking the river. Radiator, wood flooring, door leading to walk-in dressing room (3.40m x 1.75m) with double glazed window to rear aspect, radiator and laminate flooring.

**EN-SUITE** Fitted with a three piece suite comprising a 3/4 length bath with shower attachment over, low level WC, wash hand basin, feature panel and metro style splashbacks, shaver point and opaque double glazed window to front.

**BEDROOM TWO** 12'0" x 9'0" (3.67m x 2.75m) with double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11'4" x 9'1" (3.45m x 2.77m) with double glazed window to front aspect, radiator, door leading up to the loft room.

**BATHROOM** Fitted with an attractive four piece suite comprising low level WC, wash hand basin, free standing roll top and claw foot bath and corner shower cubicle. Feature tiled splashbacks, heated towel rail, opaque double glazed window to rear aspect, laminate flooring.

**LOFT ROOM** 29'11" x 8'6" (9.12m x 2.58m) with Velux windows to either side, ideal for a playroom or home office.

**EXTERIOR** To the side at the front there is off road parking for several vehicles leading to the car port with gated access to the rear and access to the Workshop/Double Garage. The rear garden is enclosed by wood panel fencing and has been hard landscaped with a large patio area, gravel beds, timber shed, greenhouse and raised planting area.

**GARAGE/WORKSHOP** 35'1" x 8'6" (10.70m x 2.60m) with double glazed windows to side, single up and over door, storage into the eaves, power and lighting.

**AGENTS NOTE** There is a wild mooring outside the property which the vendor is renting from the Environment Agency on the River Great Ouse, this can also be transferable to the buyer.

**Tenure** The property is Freehold  
**Council Tax** Band B **EPC** - To Follow  
**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)

**Ref** MJW/6925





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.