



Main Street, Little Downham, Ely, Cambridgeshire CB6 2ST

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A spacious well-appointed four bedroom (formerly five) three bathroom double fronted detached residence with double garage and gardens which lies in the centre of this sought after well served village location.

- Tiled Entrance Hall & Downstairs Cloakroom
- Sitting Room, Dining Room & Conservatory
- Spacious Kitchen / Breakfast Room
- Study & Utility Room
- Principal Bedroom with Dressing Area & En-Suite Bathroom
- Three Further Bedrooms (One with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Double Garage & Driveway Parking

Guide Price: £625,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

TILED ENTRANCE HALL Entrance door with glazed leaded light insets, staircase rising to first floor with useful cupboard under, radiator, door to:-

DOWNSTAIRS CLOAKROOM Fitted with a white two piece suite comprising WC and pedestal wash hand basin. Tiled surrounds to dado height, tiled floor, extractor fan, radiator.

SITTING ROOM 19'7" x 13'0" (5.96 m x 3.95 m) Dual aspect room with double glazed sash windows to front and side. Attractive open fireplace with inset gas stove sat on a raised stone hearth with matching stone surround and insets. Two radiators, archway through to:-

DINING ROOM 13'0" x 12'4" (3.95 m x 3.77 m) with double glazed sliding patio doors to the conservatory, radiator, door to spacious kitchen/breakfast room.

CONSERVATORY 13'0" x 11'11" (3.95 m x 3.64 m) A delightful room of brick and double glazed construction under a pitched glazed roof with double French doors to the rear garden. Tiled floor, electric heater and three wall light points.

SPACIOUS KITCHEN/BREAKFAST ROOM 19'0" x 12'1" (5.80 m x 3.69 m) with double glazed window and sliding patio doors to the rear garden. Comprehensively fitted with a matching range of natural finish wall and base units with drawers and work surfaces over with tiled splashbacks and inset single drainer sink unit with mixer taps. Recess suitable for range style cooker with stainless steel splashback panel and matching extractor hood. Tiled floor, downlighters to ceiling. Breakfast area with ceramic tiled floor and radiator.

UTILITY ROOM 8'9" x 5'5" (2.67 m x 1.65 m) with double glazed personal door to side, ceramic tiled flooring. Fitted with matching wall and base units with work surfaces over, inset stainless steel sink unit, tiled splashbacks, space and plumbing

for washing machine, spaces for tumble dryer and upright freezer, wall mounted gas boiler serving the central heating and hot water systems.

STUDY 8'9" x 8'9" (2.67 m x 2.66 m) with double glazed window to front. Radiator.

FIRST FLOOR GALLERIED LANDING with radiator, hatch to roof space, built-in airing cupboard with hot water cylinder and two linen shelves above.

PRINCIPAL BEDROOM 13'2" x 9'4" (4.02 m x 2.84 m) with double glazed window to rear, radiator, archway through to:-

DRESSING AREA 9'4" x 5'1" (2.84 m x 1.54 m) with built-in wardrobes and drawers to two walls and door leading to:-

EN-SUITE BATHROOM with double glazed window to front. Fitted with a white four piece suite comprising painted wood panel enclosed bath with central mixer tap, vanity unit with inset wash hand basin and mixer tap, close coupled WC and large shower cubicle (1.17m wide) with 6" circular drencher and separate hand shower attachment and mermaid boarding. Useful built-in full height shelved cupboard, ceramic tiled floor and two chrome finish towel rails/radiators.

BEDROOM TWO 13'0" x 12'8" (3.95 m x 3.85 m) with double glazed window to front. Radiator, door to:-

EN-SUITE SHOWER ROOM with double glazed window to front. Fully tiled suite comprising shower cubicle with mermaid boarding, low level WC and pedestal wash hand basin. Radiator, ceramic tiled floor, extractor fan.

BEDROOM THREE 13'0" x 12'6" (3.95 m x 3.82 m) with double glazed window to rear. Radiator.

BEDROOM FOUR 9'5" x 9'5" (2.87 m x 2.86 m) with double glazed window to rear. Radiator.

FAMILY BATHROOM with double glazed window to side. Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and hand shower attachment and separate shower cubicle. Radiator, extractor fan.



EXTERIOR The property is set back from the road behind a front garden which is gravelled either side of a pathway with a wall to the front and a variety of shrubs, perennials and specimen trees.

The rear garden is a particular feature of the property. It consists of a timber decked terrace from the house, adjacent to this is a pergola covered paved terrace clad with jasmine and vine. Steps lead down to the remainder of the garden which consists of a slate pathway which leads to a seating area, beyond which is a pond, and packed full of a wide variety of trees, shrubs and perennials.

LEAN TO 9'2" x 5'7" (2.80 m x 1.70 m) Brick and glazed potting shed which in turn, via a PVCu double glazed door, leads to the garage.

DOUBLE GARAGE 9'2" x 5'7" (5.10 m x 5.00 m) with twin roller doors to the front, within the dimensions the current owners have created a room measuring 3.84m x 2.16m with wood effect flooring which has been used as a gym and additional storage. Shared access driveway leading to gravelled off road parking directly in front of the garage.

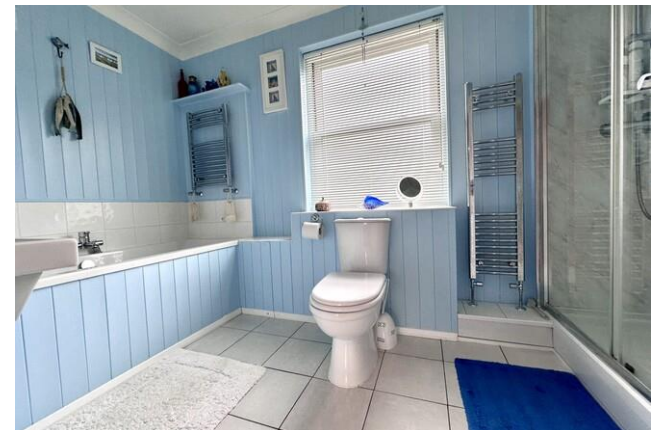
Tenure - The property is Freehold

Council Tax - Band E

EPC C (73/84)

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref MJW/6401



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.

