



Hempfield Road, Littleport, Ely, Cambridgeshire CB6 1NW

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A beautifully presented and recently renovated four double bedroom family home situated on a generous plot with ample secure off road parking, outside office and stunning reception hall.

- Reception Hall
- Open Plan Living/Kitchen/Dining Area
- Utility Room
- Principal Bedroom with Walk-in Dressing Room & En-Suite Shower Room
- Three Further Bedrooms
- Enclosed Rear Garden
- Extensive Gated Off Road Parking
- Garage & Outside Office

Guide Price: £599,950



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.

RECEPTION HALL with vaulted ceiling, two Velux windows, feature centre light, LVT herringbone flooring throughout, radiator, built-in double door storage cupboard with overhead storage, further walk-in cloakroom with shelving and hanging space.

OPEN PLAN LIVING AREA / KITCHEN / DINING AREA

LIVING/DINING AREA 28'9" x 13'5" (8.77 m x 4.10 m) Dual aspect with double glazed windows to front and side aspects, and five panel bi-fold doors to rear garden. Two radiators, feature wood burning stove, built-in entertainment unit with base cupboards and shelving on panelled wall.

KITCHEN 16'3" x 13'10" (4.95 m x 4.22 m) Fitted with an attractive range of base and wall units with quartz work surfaces over and tiled splashbacks. Inset butler sink with mixer taps over, inset four ring electric hob with extractor canopy over, built-in cooking appliances include double oven, microwave and coffee machine. Built-in fridge and freezer, breakfast bar with matching quartz work surface over and base units below with USB points, charging points and pull out drawers. Herringbone LVT flooring throughout and double glazed window to rear aspect.

BEDROOM ONE 15'1" x 10'0" (4.60 m x 3.06 m) Dual aspect with double glazed window to side and rear aspects. Two radiators, walk-in wardrobe with hanging rails and leading onto the **EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and double shower cubicle. Double glazed window to side aspect, heated towel rail and tiled flooring.

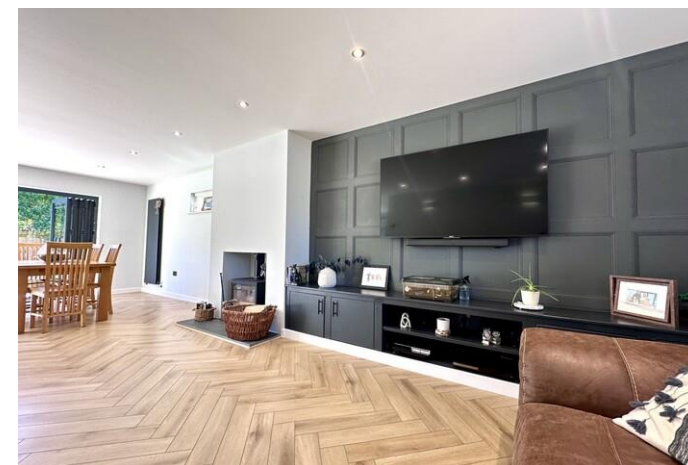
BEDROOM TWO 11'8" x 11'8" (3.55 m x 3.55 m) with double glazed window to side aspect, radiator, double wardrobe with overhead storage and hanging space. Access to loft.

BEDROOM THREE 16'5" x 9'6" (5.00 m x 2.90 m) Dual aspect with double glazed window to front and side aspects. Built-in double wardrobe with overhead storage and hanging space. Radiator and access to loft.

BEDROOM FOUR 11'6" x 9'4" (3.50 m x 2.85 m) with double glazed window to front aspect. Laminate flooring and radiator.

FAMILY BATHROOM Fitted with a four piece suite with low level WC, wash hand basin, double shower cubicle and bath. Herringbone style splashbacks, ceramic tiled flooring, double glazed window to side aspect, heated towel rail.

UTILITY ROOM with double glazed window to rear aspect. Fitted with wall and base units with work surfaces over, inset stainless steel sink unit with mixer taps over, plumbing for washing machine, space for fridge freezer, LVT flooring and radiator.



EXTERIOR The property is approached via gated access onto a large, gravelled parking area with plant and shrub borders.

GARAGE measuring 22'2" x 11'2" (6.75m x 3.40m) with rolling electric up and over door, built-in shelving, fuse box and personal door into the reception hall.

Side gated access in turn leads to the rear garden which has been beautifully landscaped with a large patio area from the bi-fold doors. The garden is enclosed by wood panel fencing and is predominantly laid to lawn with established tree line to the rear offering an excellent level of privacy. To the side of the property are two outbuildings included in the sale - one currently used as an office measuring 15'3" x 7'5" (4.65 x 2.27) with double glazed window to rear, lighting, power, electric radiator and built-in storage cupboard. The second one measures 9'10" x 7'1" (3.0m x 2.15m) with double glazed window, wall and base units, plumbing for toilet and sink. Further hardstanding area and log store.



Tenure - The property is freehold

Council Tax - Band D **EPC** D (61/80)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/7053



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.

