



Highfield Drive, Littleport, Ely, Cambridgeshire CB6 1GA

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A modern four bedroom end of terrace townhouse situated on the popular Highfields development and close to all local amenities.

- Entrance Hall & Downstairs Cloakroom
- Fitted Kitchen
- Sitting Room
- Four Bedrooms Over Two Floors (Two with En-Suite Shower Rooms)
- Family Bathroom
- Gas Central Heating & Double Glazing
- Front Garden & Rear Enclosed Courtyard Garden
- Allocated Off Road Parking to Rear in Double Car Port

Guide Price: £299,995



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 door to front, staircase rising to first floor with understairs storage cupboard, radiator.

DOWSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC with vanity unit and pedestal wash hand basin. Radiator, double glazed window to front and laminate flooring.

KITCHEN 11'6" x 8'2" (3.50 m x 2.50 m) with double glazed window to front. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks, inset stainless steel single drainer 1 & 1/2 bowl sink unit, stainless steel gas four ring hob with stainless steel extractor fan over, built-in stainless steel double oven with space and point for microwave over, built-in fridge/freezer, wall mounted Ideal gas boiler serving the hot water and central heating systems, radiator.

'L' SHAPED SITTING ROOM with double glazed window to rear and double glazed French doors opening to rear garden, two radiators.

FIRST FLOOR LANDING with staircase rising to second floor, built-in airing cupboard.

BEDROOM TWO 11'6" x 8'6" (3.50 m x 2.60 m) with double glazed window to front, built-in double wardrobe with overhead storage and hanging space, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Double glazed window to front.

BEDROOM FOUR 11'2" x 9'6" (3.40 m x 2.90 m) 'L' Shaped room with double glazed window to rear, radiator.

BEDROOM THREE 11'2" x 8'6" (3.40 m x 2.60 m) with double glazed window to rear, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with shower attachment over. Heated towel rail, tiled splashbacks.

SECOND FLOOR

PRINCIPAL BEDROOM 21'8" x 12'10" (6.60 m x 3.90 m) Irregular shaped room with dormer windows to front and rear, built-in wardrobes, radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising fully tiled corner shower cubicle, low level WC and pedestal wash hand basin, heated towel rail.

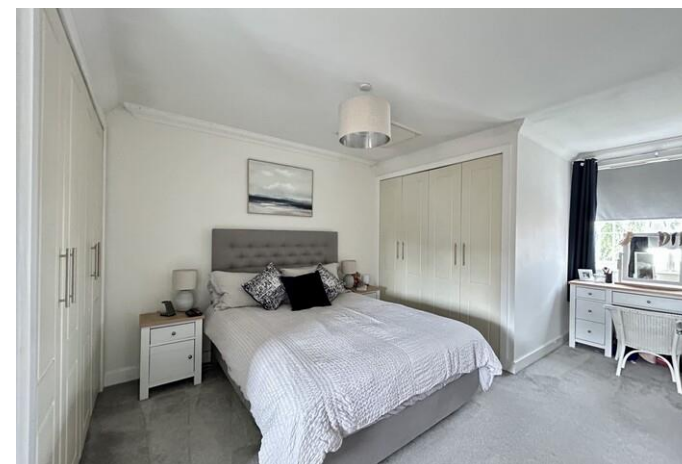
EXTERIOR The property is recessed from the road with a small front garden and pathway leading to the front door. To the rear the property has a courtyard garden with patio area, shingled area and pathway leading to the rear gate with access to the allocated parking area in the double car port.

Tenure The property is Freehold

Council Tax Band D **EPC** C (78/87)

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Ref CWH/7050





Total area: approx. 119.2 sq. metres (1283.3 sq. feet)

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.