



Cannon Street, Little Downham, Cambridgeshire CB6 2SR

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A substantial individual detached four bedroom residence which lies in the highly regarded Cannon Street within this sought after village location.

- Four Reception Rooms
 - Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms & Two Bathrooms
- Galleried Landing
- Gravelled Driveway, Garage & Car Port
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £550,000



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.

ENTRANCE HALL Entrance door with wing panels having matching glazed insets, staircase rising to the first floor gallery landing. Walk-in cloaks cupboard, under stairs cupboard, radiator, two wall light points.

CLOAKS AREA with double glazed windows to front, radiator and door to CLOAKROOM with double glazed window to side, WC, wash hand basin and radiator.

SITTING ROOM 20'10" x 16'10" (6.36 m x 5.12 m) Dual aspect room with two windows to front and one to side. Attractive open fireplace with a wood burning stove sat on a stone paved hearth with timber mantle over, three radiators, two wall light points and double door leading to:-

DINING ROOM 16'0" x 11'1" (4.87 m x 3.37 m) With archway to the family room, serving hatch from kitchen, radiator, two wall right points.

FAMILY ROOM 13'10" x 11'0" (4.21 m x 3.36 m) with double glazed windows to two aspects, door to garden room, strip floorboards, radiator and two wall light points.

STUDY 11'9" x 8'9" (3.59 m x 2.67 m) with double glazed windows to two aspects and radiator.

KITCHEN 12'6" x 11'9" (3.80 m x 3.58 m) with window to rear and utility room. Comprehensively fitted with a matching range of wall mounted and base units in a natural finish with work surfaces over having tiled splashbacks and inset single drainer 1 1/3 bowl sink unit. Built-in appliances include an electric oven/grill with a four ring halogen hob over and integrated microwave. Other appliances include built-in dishwasher and fridge. Strip floorboards and radiator.

UTILITY ROOM 11'8" x 6'2" (3.56 m x 1.87 m) with wall and base units matching with the kitchen in a natural finish with stainless steel sink unit and tiled splashbacks. Integrated washing machine, wall mounted gas boiler serving the central heating and hot water systems. Wood effect flooring and door to:-

CONSERVATORY/GARDEN ROOM 15'8" x 8'4" (4.78 m x 2.55 m) Of brick and double glazed construction under a pitched polycarbonate roof with stripped floorboards and door to the rear garden.

FIRST FLOOR GALLERIED LANDING with window to side and dormer window to front, radiator and door to:-

BEDROOM ONE 15'8" x 13'1" (4.77 m x 3.98 m) with double glazed window to front. Furniture to one wall comprising three double wardrobes, radiator and door to:-

EN-SUITE BATHROOM with double glazed window to side, fitted with a four piece suite in white comprising WC, bidet, pedestal wash hand basin and panelling enclosed bath with mixer tap and shower attachment. Towel rail/radiator and further radiator.

BEDROOM TWO 13'7" x 12'2" (4.13 m x 3.71 m) with window to side and double glazed dormer window to rear. Radiator.

BEDROOM THREE 9'11" x 9'7" (3.01 m x 2.91 m) with double glazed window to rear. Radiator.

BEDROOM FOUR 10'6" x 8'10" (3.19 m x 2.68 m) with double glazed door to window to rear. Radiator.

BATHROOM with double glazed dormer window to rear. Four piece suite in white comprising pedestal wash hand basin, WC, roll top bath on claw feet and separate shower cubicle with multi jets.



EXTERIOR 16'11" x 15'7" (5.15 m x 4.75 m) The property lies within the highly regarded Cannon Street. The house is set back from the road behind a gravel fronted which provides hardstanding for several vehicles as well as leading to a garage with adjacent carport.

GARAGE 16'11" x 15'7" (5.15 m x 4.75 m) with power and light. Personal door from side and up and over door to front.

The rear garden is enclosed and consists of a paved and gravel terrace from the house, beyond which steps lead down to the remaining garden which is laid to lawn and bordered by a variety of shrubs/perennials. Front access can be gained from either side.

Tenure - The property is Freehold

Council Tax - Band

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref PEO-7134



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.

