



Bury Green, Little Downham, Ely, Cambridgeshire CB6 2UH

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An immaculately presented detached family home situated within this popular village offering four bedrooms, recently updated kitchen/dining room, lounge and family room and bathroom, together with driveway and a corner plot with front side and rear gardens.

- Detached Family Home
- Four Bedrooms
- Kitchen/Dining Room
- Lounge & Family room
- Bathroom
- Front Side & Rear Gardens
- Corner Plot & Driveway Parking
- Village Location

Guide Price: £400,000



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 with door to front aspect and staircase rising to first floor.

CLOAKROOM fitted with a low-level WC and wash hand basin.

LOUNGE & FAMILY ROOM Dual aspect with double glazed window to front aspect and double glazed double French doors to rear garden. Two radiators.

OPEN PLAN KITCHEN/DINING ROOM Fitted with a range of matching wall mounted and base units and drawers, inset 1 & 1/4 single drainer sink unit, fitted electric oven, hob and extractor, integral dishwasher, plumbing for washing machine & space for tumble dryer. Understairs storage cupboard, cupboard housing gas boiler serving the central heating and hot water systems. Dual aspect room with double glazed windows to front and rear and door leading to rear garden.

FIRST FLOOR LANDING with loft access and airing cupboard.

BEDROOM ONE with double glazed window to front aspect, storage cupboard, radiator.

BEDROOM TWO with double glazed window to front aspect. Radiator.

BEDROOM THREE with double glazed window to rear aspect. Radiator.

BEDROOM FOUR with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising bath with shower over and glass screen, low level WC, wash hand basin and double glazed window to rear aspect.

EXTERIOR To the front of the property is a driveway providing ample off road vehicle parking The front garden consists of mainly lawn with access leading to the side and opening to rear garden. The rear garden is predominantly laid to lawn with a selection of mature plants and shrubs.

Tenure The property is Freehold

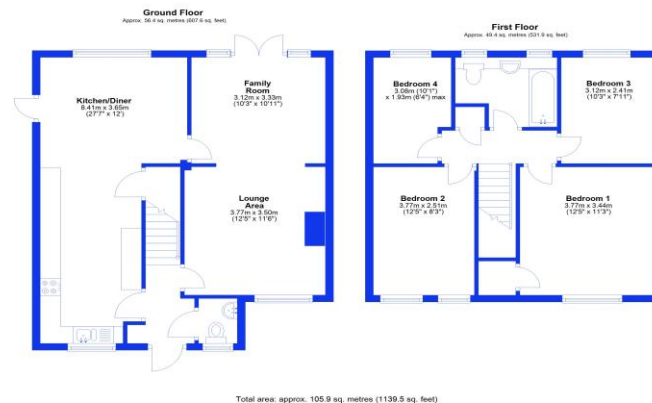
Council Tax Band C

EPC C (69/81)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH -7212





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.