



High Street, Littleport, Ely, Cambridgeshire CB6 1HE

www.pocock.co.uk



High Street, Littleport, Ely, Cambridgeshire CB6 1HE

A deceptively spacious, three/four double bedroom detached home - formerly the village butchers' shop, standing on a good size plot with secure parking, large double garage (7.0m x 4.50m), garden room and established gardens. No Upward Chain.

- Sitting Room
- Family/Dining Room
- Bedroom Four/Playroom
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Three First Floor Bedrooms
- First Floor Shower Room
- Secure Gated Parking & Garage
- Rear & Side Gardens with Garden Room/Outbuilding

Guide Price: £385,000



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.

ENTRANCE HALL with entrance door to front, staircase rising to first floor, full length radiator, parquet flooring, door to:-

SITTING ROOM with double glazed bay window to front aspect, up lighting, parquet flooring.

FAMILY ROOM / DINING ROOM with double glazed sliding patio doors opening to side garden, feature solid fuel burner with hearth and surround, radiator, part parquet flooring and part industrial flooring.

BEDROOM FOUR / PLAYROOM Formerly the local butcher's shop with double glazed patio doors opening to front aspect and full length windows. Radiator, ceramic tiled flooring.

REAR LOBBY/UTILITY ROOM with ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM Fitted with a range of base units with work surface over, inset ceramic tiled sink unit with mixer tap, space for cooker with extractor canopy over, two radiators, plumbing for dishwasher, space for fridge, useful understair pantry style cupboard with shelving.

UTILITY AREA with work surface, plumbing for washing machine and space for freezer, double glazed window to front aspect, patio doors opening to side, built-in cupboard, radiator, ceramic tiled flooring.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising a high flush WC, wash hand basin and feature bath. Heated towel rail, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft and drop down ladder, double glazed window to side aspect.

BEDROOM ONE with two double glazed windows to front aspect, exposed wood flooring, built-in wardrobe with hanging space and shelving, radiator.

BEDROOM TWO with double glazed window to rear aspect, radiator, wood flooring.

BEDROOM THREE with double glazed window to front aspect, fitted shelves and hanging space.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower with feature tiled surrounds. Opaque double glazed window to side and rear aspect, heated towel rail.

EXTERIOR The front garden is enclosed by a low brick wall and wood panel fencing with a lawned area and established plant and shrub borders. Double gated secure access in turn leads to the rear garden with off road parking directly in front of the gates. The rear garden wraps around the property, directly behind the house is a large block paved driveway, a patio area which in turn leads to a storage shed and established plant and shrub borders.

Double **GARAGE** 7.0m x 4.50m with bi-folding doors, storage into eaves, power and lighting.

Garden Room to the side 6.0m x 2.35m with glass roof and ceramic tiled flooring, ideal for a nursery or potting shed.

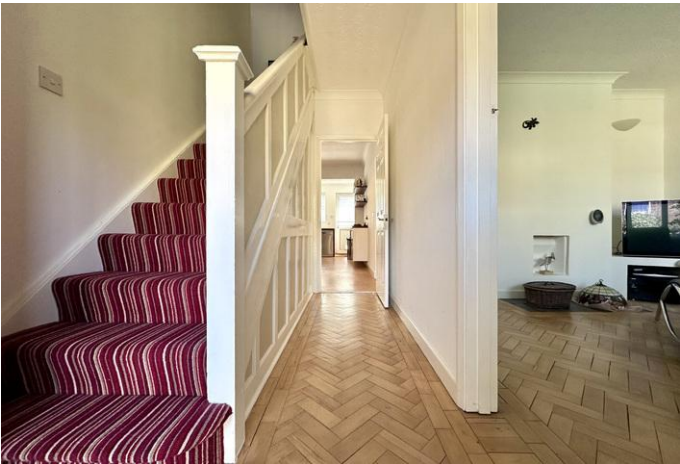
Gated access to side garden which is predominantly laid to lawn with a variety of established plant and shrub borders and offers an excellent level of privacy. Further gated access in turn leads to the front garden.

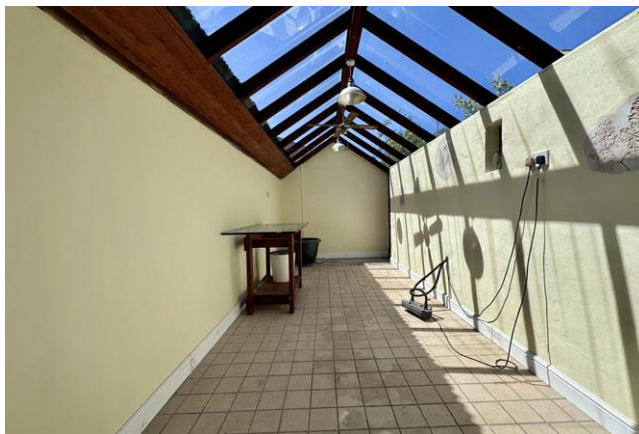
Tenure The property is freehold.

Council Tax Band C **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk www.pocock.co.uk

Ref MJW-7221





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.