



Noah's Way, Littleport, Ely, Cambridgeshire CB6 1JA

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Rarely available. A substantial detached family home forming part of an exclusive development of five properties in total. No upward chain. Five bedrooms, two reception rooms and open plan kitchen/family room, double garage, large garden.

- Detached Family Home
- Two Reception Rooms
- Open Plan Kitchen/Family Room
- Five Bedrooms
- Two Bathrooms & Shower Room
- Utility Room
- Front & Rear Gardens
- Private Driveway & Garage
- Exclusive Development
- No Upward Chain

Guide Price: £575,000



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 door and double glazed window to front aspect, staircase rising to first floor with storage cupboard. Radiator.

CLOAKROOM with low-level WC, pedestal wash hand basin, radiator, double glazed window to front aspect.

FAMILY ROOM 12'8" x 11'9" (3.86 m x 3.58 m) with window to front aspect. Radiator:

SITTING ROOM 18'5" x 12'6" (5.62 m x 3.80 m) Dual aspect room with double glazed window to front aspect and French doors to rear garden, log burning stove, two radiators.

OPEN PLAN KITCHEN/DINING ROOM 18'3" x 12'1" (5.56 m x 3.69 m) Single sink and drainer, fitted with a range of matching bespoke units including wall mounted units, base units and drawers and granite worktops over. Double electric oven, rangemaster style cooker, integral dishwasher, two radiators, double glazed windows and French doors to rear garden.

UTILITY ROOM with single sink and drainer, wall mounted gas fired boiler, plumbing for utilities, radiator, double glazed window and door to rear aspect.

FIRST FLOOR LANDING with double glazed window to front aspect, radiator, staircase rising to second floor.

BEDROOM ONE 18'5" x 12'6" (5.62 m x 3.80 m) Dual aspect with double glazed windows to front and rear aspects. Radiator.

EN-SUITE BATHROOM with roll top bath, pedestal wash hand basin, low level WC and shower cubicle. Tiled floor, feature wall panelling and window to rear aspect.

BEDROOM TWO 12'8" x 9'6" (3.86 m x 2.90 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 9'10" x 8'7" (3.00 m x 2.61 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM with panel bath and shower attachment, separate shower cubicle, low level WC and pedestal wash hand basin. Radiator, double glazed window to rear aspect.

SECOND FLOOR LANDING with Velux window to front aspect, two built-in storage cupboards.

BEDROOM FOUR 15'8" x 12'6" (4.77 m x 3.82 m) with double glazed window to front aspect. Radiator.

BEDROOM FIVE 15'8" x 14'3" (4.77 m x 4.35 m) with double glazed window to front aspect. Radiator.

SHOWER ROOM with shower cubicle, low level WC and pedestal wash hand basin. Radiator.

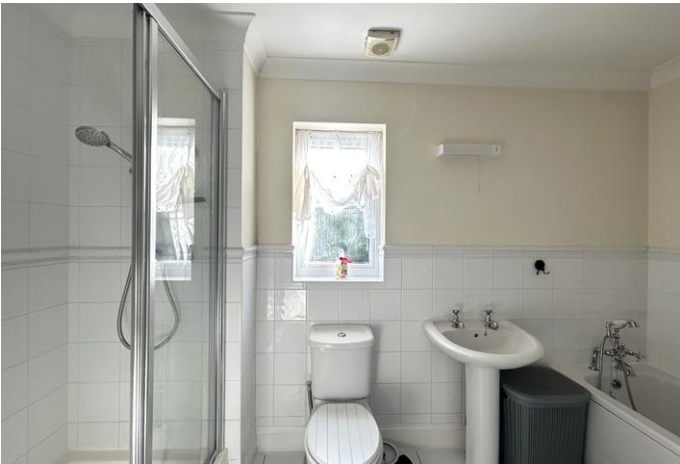
EXTERIOR The property benefits from a substantial plot which includes a large front lawned garden, private gravel driveway providing off-road vehicle parking. **GARAGE** with light and power connected. Gated access leads to a wraparound rear garden.

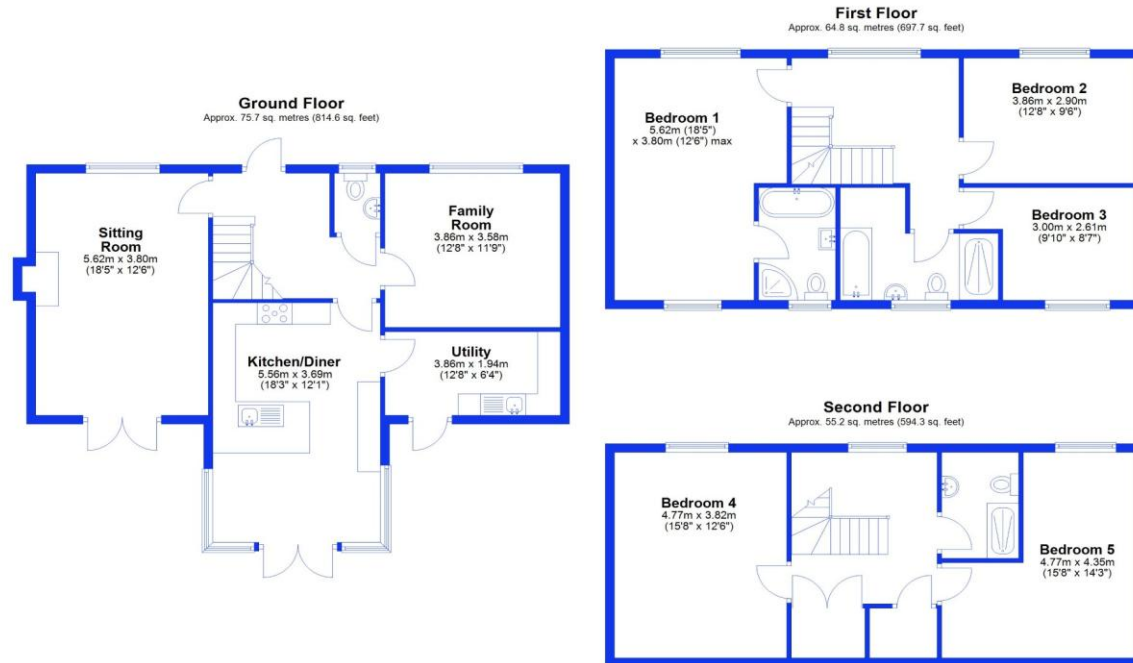
Tenure The property is Freehold

Council Tax Band E **EPC** C (77/82)

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Ref CWH-7205





Total area: approx. 195.7 sq. metres (2106.7 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.