



Fishers Bank, Littleport, Ely, Cambridgeshire CB6 1LN

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A beautifully presented and recently modernised four bedroom link-detached family home within a popular residential development in this well served village.

- Link-Detached Family Home
- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Newly Fitted Kitchen
- Four Bedrooms (One with Re-fitted En-Suite)
- Re-Fitted Family Shower Room
- Front & Rear Gardens
- Off Road Parking, Car Port & Garage

Guide Price: £335,000



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, laminate flooring, radiator.

REPLACEMENT DOWNSTAIRS CLOAKROOM with opaque double glazed window to side aspect. Two piece suite comprising vanity unit with inset wash hand basin and low level WC. Radiator and wall mounted cupboard.

SITTING ROOM 12'6" x 10'1" (3.82 m x 3.07 m) with double glazed bay window to front aspect, radiator, laminate flooring, opening into:-

DINING ROOM 10'2" x 9'4" (3.09 m x 2.84 m) with double glazed sliding patio doors to rear aspect, radiator, laminate flooring.

KITCHEN 16'0" x 8'11" (4.87 m x 2.73 m) with double glazed windows to rear and side aspects, personal door to side leading to carport and in turn to the garage. Recently fitted with a matching range of wall and base units with worksurfaces over, inset single drainer sink unit with mixer tap, integrated induction hob with extractor fan over, separate built-in oven, further built-in appliances include washing machine, dishwasher, fridge and freezer. Wall mounted gas boiler serving central heating and hot water systems. Laminate flooring, understairs cupboard and radiator.

FIRST FLOOR LANDING with access to loft, cupboard.

BEDROOM ONE 10'4" x 9'9" (3.16 m x 2.97 m) with two double glazed windows to front aspect, built-in wardrobe, radiator and door to:-

EN-SUITE SHOWER ROOM with double glazed window to front aspect. Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin with mixer tap. Tiled splashbacks, spotlights to ceiling.

BEDROOM TWO 11'3" x 10'4" (3.44 m x 3.14 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 10'4" x 9'5" (3.14 m x 2.88 m) with double glazed window to rear aspect. Radiator.

BEDROOM FOUR 9'2" x 7'1" (2.79 m x 2.16 m) with double glazed window to rear aspect. Radiator.

FAMILY SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle with overhead drencher, low level WC and vanity cupboard with inset wash hand basin. Heated towel rail, tiled splashbacks.

GARAGE 19'6" x 10'6" (5.95 m x 3.20 m) with up and over door, storage and power connected.

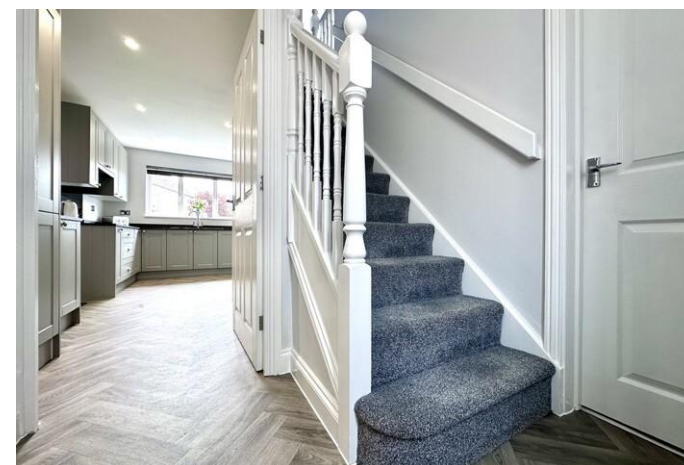
EXTERIOR To the front of the property is small, landscaped garden with central pathway to front door. Adjacent driveway providing off road parking leading to the car port and garage with electric car charging point. The rear garden is enclosed by wood panel fencing and brick wall, mainly laid to lawn with plant & shrub borders, a paved patio area directly from the house and side door to garage.

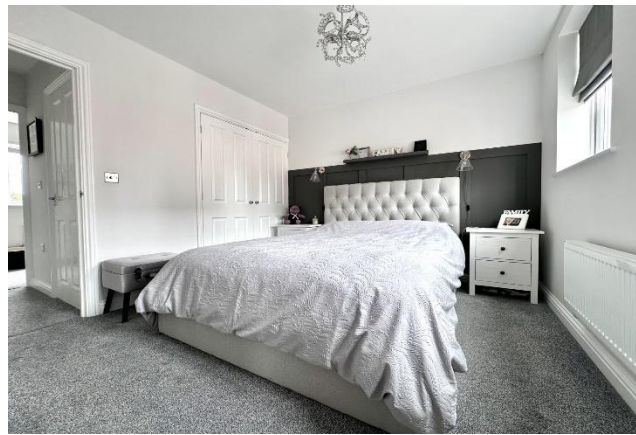
Tenure The property is Freehold

Council Tax Band C **EPC** C (77/87)

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Ref MJW-7293





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.