



The Furrow, Littleport, Ely, Cambridgeshire CB6 1GL

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A modern four bedroom, three bathroom, townhouse with double garage and parking situated in this popular development close to all village amenities.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living Room/Dining Room
- Conservatory
- Principal Bedroom & En-Suite
- Three Further Bedrooms (One with En-Suite)
- Family Bathroom
- Low Maintenance Garden
- Double Garage & Parking

Guide Price: £350,000



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 aspect, staircase rising to first floor with understairs cupboard, radiator.

DOWNSTAIRS CLOAKROOM with double glazed window to front aspect. Fitted with a two piece suite comprising wash hand basin and low level WC. Radiator.

KITCHEN 11'7" x 8'4" (3.53 m x 2.53 m) with double glazed window to front aspect. Fitted with a range of matching wall and base units with work surfaces over and inset single drainer sink unit. Four ring gas hob, electric oven and extractor hood over. Spaces and plumbing for washing machine and dishwasher, gas central heating boiler, vinyl flooring and radiator.

LIVING ROOM/DINING ROOM 18'7" x 14'3" (5.66 m x 4.34 m) with double glazed window and double glazed French doors opening to conservatory. Two radiators.

CONSERVATORY 14'6" x 13'7" (4.43 m x 4.13 m) Of brick and double glazed construction with double doors opening to rear garden.

FIRST FLOOR LANDING with staircase rising to second floor, airing cupboard.

BEDROOM TWO 11'10" x 8'8" (3.60 m x 2.64 m) with double glazed window to front aspect, built-in wardrobes, door to:-

EN-SUITE SHOWER ROOM with double glazed window to front aspect. Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. Heated towel rail, tiled splashbacks, shaver point and extractor fan.

BEDROOM THREE 11'4" x 8'8" (3.46 m x 2.64 m) with double glazed window to rear. Radiator.

BEDROOM FOUR 11'4" x 9'7" (3.46 m x 2.93 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath with shower attachment over, low level WC and wash hand basin. Tiled splashbacks, shaver point and extractor fan.

SECOND FLOOR LANDING with door to:-

PRINCIPAL BEDROOM SUITE 21'10" x 13'6" (6.66 m x 4.11 m) Dual aspect with two dormer windows to front and rear aspects. Two built-in double wardrobes, access to loft and radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Tiled splashbacks, shaver point and extractor fan.



EXTERIOR The rear garden has been landscaped for a low maintenance lifestyle. Gated access leads to the parking area and **DOUBLE GARAGE** measuring 5.70m x 5.20m (18'8" x 17'1").

Tenure - The property is Freehold

Council Tax - Band D

EPC C (80/84)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7294



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.



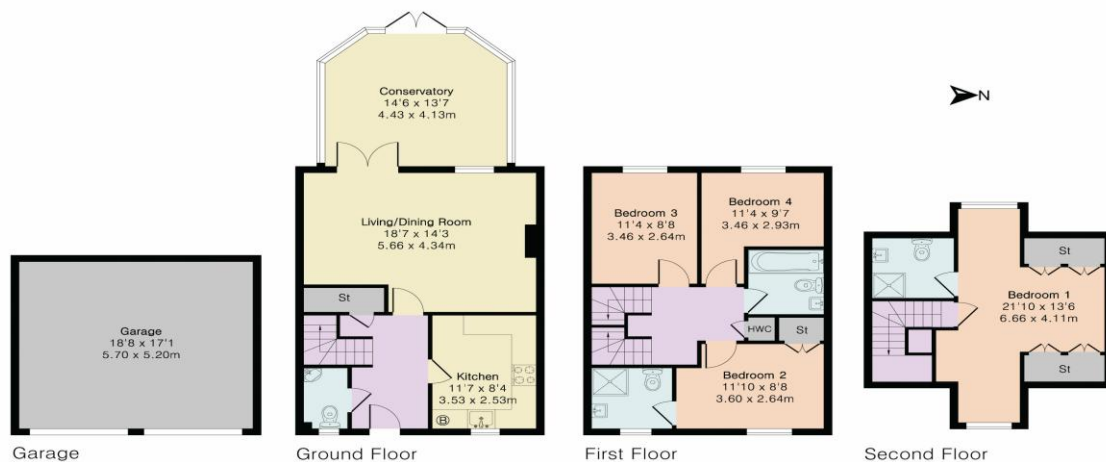
**Approximate Gross Internal Area 1476 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 486 sq ft – 45 sq m

Second Floor Area 308 sq ft – 29 sq m

Garage Area 319 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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