



Cranwells Way, Little Thetford, Ely, CB6 3JB

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A modern three bedroom detached property situated in a pleasant cul-de-sac location benefitting from backing onto open farmland with attractive views.

- Entrance Hall & Cloakroom
- Living Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden

Guide Price: £339,950



LITTLE THETFORD The small sought after, no through village, of LITTLE THETFORD lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College.

ENTRANCE HALL with door to front aspect, staircase rising to first floor, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, window to side and radiator.

LIVING ROOM 12'6" x 10'2" (3.80 m x 3.09 m) (12'6" plus bay). With double glazed bay window to front aspect radiator and archway to:-

DINING ROOM 10'2" x 9'2" (3.10 m x 2.80 m) with patio doors opening to conservatory. Radiator.

CONSERVATORY 12'6" x 8'2" (3.81 m x 2.50 m) Of brick and UPVc construction, French doors opening to rear garden, fitted combined heating and air conditioning unit.

KITCHEN/BREAKFAST ROOM 16'1" x 8'10" (4.90 m x 2.68 m) Fitted with a range of base and wall mounted units, worksurfaces, drawers and inset sink unit with drainer. Fitted electric oven, hob and extractor fan, plumbing for washing machine, plumbing for dishwasher, wall mounted oil fired boiler, understairs storage cupboard, door and window to rear garden, radiator.

FIRST FLOOR LANDING with access to loft and airing cupboard housing hot water cylinder.

BEDROOM ONE 10'4" x 9'9" (3.15 m x 2.96 m) with fitted wardrobe, two windows to front aspect and radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, vanity unit with inset wash hand basin, low level WC. Radiator and window to front aspect.

BEDROOM TWO 10'4" x 9'7" (3.15 m x 2.91 m) with two windows to rear aspect and radiator.

BEDROOM THREE 9'0" x 7'4" (2.75 m x 2.23 m) with window to rear aspect and radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, extractor fan, window to side aspect and radiator.

EXTERIOR To the front of the property there is a small open plan lawned garden. To the side of the property there is a driveway providing off street parking and in turn leads to a single GARAGE 5.68m x 2.60m (18'8 x 8'6) with metal up and over door and having power and lighting connected. Gated side access leads to the rear garden which is fully enclosed and backs onto a small copse giving a good degree of privacy. The garden consists of an extended area of paved patio and a lawned area with plant and shrub borders.

Tenure The property is Freehold

Council Tax Band D **EPC** D (61/76)

Viewing By Arrangement with Pocock & Shaw
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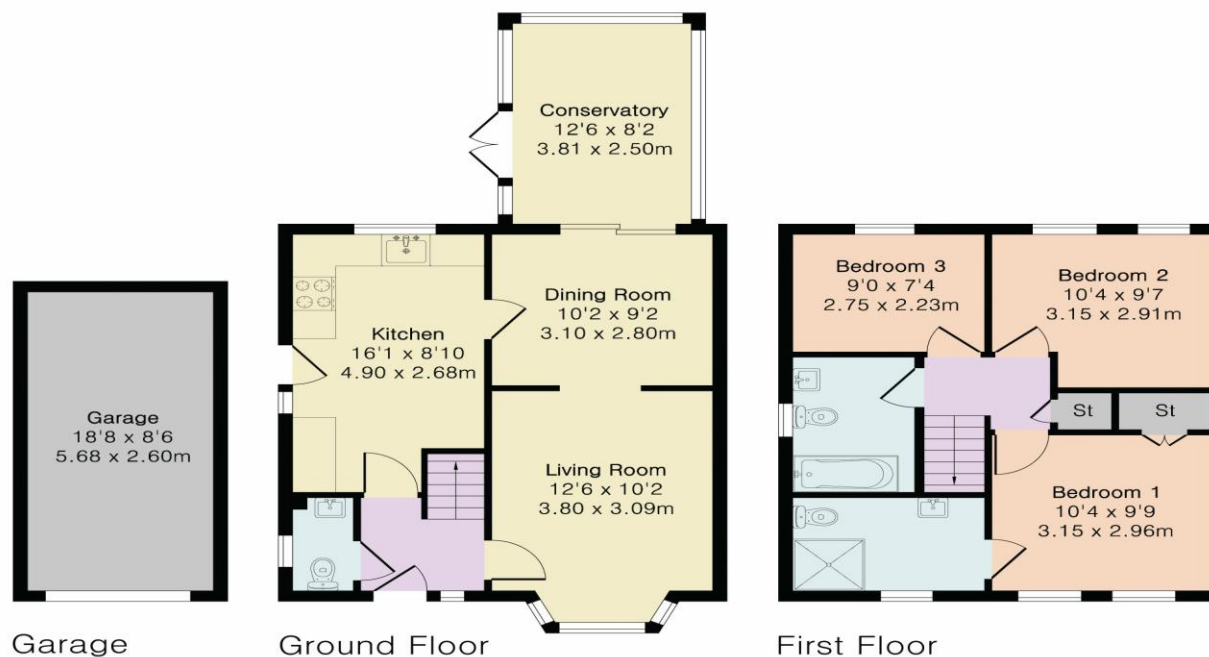
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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 974 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 159 sq ft – 15 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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