



Woodfen Road, Littleport, Ely, Cambridgeshire CB6 1JP

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A well presented three bedroom semi-detached home with utility room, modern kitchen and ample off road parking. No upward chain.

- Entrance Hall & Cloakroom
- Living Room
- 'L' Shape Kitchen/Dining Room
- Utility Room
- 3 Bedrooms
- Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £250,000



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 opaque UPVC entrance door to front, full length window, stairs rising to first floor, radiator and wood effect tiled flooring.

LIVING ROOM 26'7" x 10'5" (8.09 m x 3.17 m) Dual aspect room with UPVC window to front and patio doors opening to rear garden. Two radiators, feature fire surround with brick hearth and wood plinth.

'L' SHAPED KITCHEN/DINING ROOM 13'3" x 11'11" (4.04 m x 3.64 m) 6' 8" x 5' 7" (2.09m x 1.75m). Dual aspect with UPVC windows to front and rear.

Kitchen Area: Fitted with an attractive range of high gloss wall and base units with worktop space over, black subway tiled splashbacks, 1 1/2 bowl sink unit with mixer tap and drainer, built-in dishwasher, four ring electric hob with extractor canopy over, built-in single oven and grill.

Dining Area: with sunken spotlights, wall mounted boxed in fuse box, radiator and ceramic tiled flooring.

UTILITY ROOM 10'7" x 7'9" (3.23 m x 2.35 m) With access to single storey loft space. Velux window, UPVC door to rear access. Fitted with base units with worktop space over, subway tiled splashbacks, circular sink unit with mixer tap and drainer, plumbing for washing machine and space for tumble dryer. Radiator and ceramic tiled flooring. Built-in storage cupboard with shelving.

CLOAKROOM With sunken spotlights. Fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap, tiled splashbacks and built-in cupboard below. Radiator and ceramic tiled flooring.

FIRST FLOOR LANDING With UPVC window to rear. Access to loft.

BEDROOM ONE 12'0" x 10'0" (3.66 m x 3.04 m) With UPVC window to front. Radiator. Built-in his and hers wardrobes either side of bed with overhead storage. Further built-in single cupboard with slatted shelves.

BEDROOM TWO 10'7" x 9'7" (3.22 m x 2.91 m) With UPVC window to front. Radiator. Built-in storage cupboard.

BEDROOM THREE 8'0" x 7'7" (2.44 m x 2.32 m) With UPVC window to rear. Radiator. Built-in storage cupboard with shelves.

FAMILY BATHROOM With opaque UPVC window to rear. Fitted with an attractive three piece suite comprising low level WC, wash hand basin with cabinets below and bath with separate thermos shower over and drencher. Heated towel rail, tiled splashbacks, ceramic tiled flooring, further built-in storage cupboard above WC.

EXTERIOR To the front of the property the garden is enclosed by picket fencing with a large gravelled area allowing off road parking for numerous vehicles.

The rear garden is enclosed by wood panel fencing and consists of a large terraced area.

Tenure The property is Freehold

Council Tax Band C

EPC C (73/83)

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Ref MJW-7271





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.