



**Cowslip Drive, Little Thetford, Ely, Cambridgeshire CB6 3JD**

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## Cowslip Drive, Little Thetford, Ely, Cambridgeshire, CB6 3JD

A beautifully presented semi-detached two double bedroom home, with enclosed rear garden and driveway parking, in the popular village of Little Thetford.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking

**Guide Price: £250,000**





**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 entrance door to front aspect and staircase rising to first floor.

**LIVING ROOM** 13'10" x 13'0" (4.22 m x 3.96 m) with double glazed bay window to front aspect. Radiator.

**KITCHEN/BREAKFAST ROOM** 12'7" x 9'5" (3.84 m x 2.87 m) with double glazed window and door to rear aspect. Fitted with a modern range of wall and base units with worksurfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap. Built-in hob and oven with extractor hood over. Further appliance spaces.

## FIRST FLOOR LANDING

**BEDROOM ONE** 13'0" x 8'4" (3.96 m x 2.54 m) with double glazed window to front aspect. Radiator.

**BEDROOM TWO** 9'5" x 8'4" (2.87 m x 2.54 m) with double glazed window to rear aspect. Radiator.

**BATHROOM** with double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over.

**EXTERIOR** The fully enclosed rear garden is predominantly laid to lawn with a large patio area. The front garden has a small lawned area with pathway to the front door and adjacent driveway providing off road parking.

**Tenure** The property is Freehold

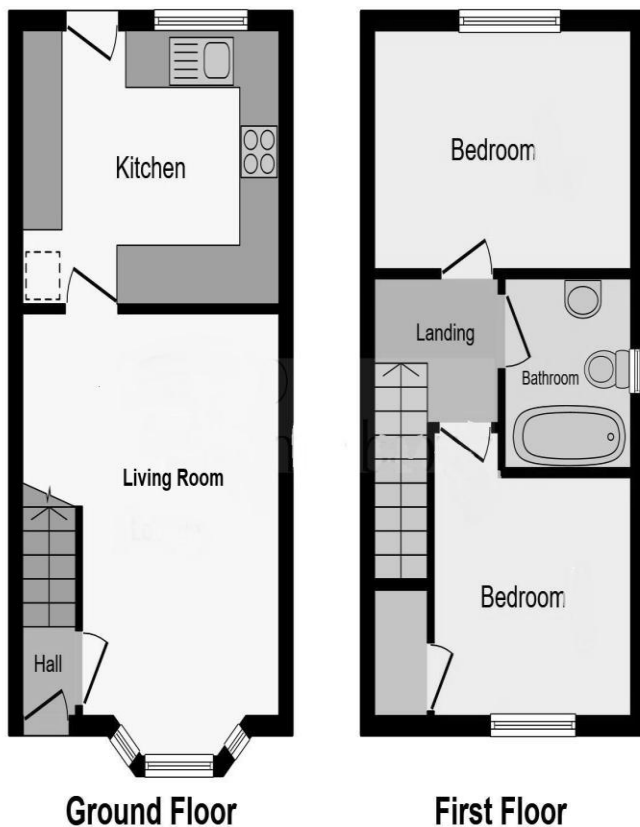
**Council Tax** Band B

**EPC** B (84/94)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7381





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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.