



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ

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An individual spacious detached three bedroom single storey residence in an elevated position on a delightful plot of approx. 1/3 of an acre (STS) with superb countryside views to the rear.

- Reception Hall & Inner Hall
- Kitchen/Breakfast Room
- Dining Room & Living Room
- Three Bedrooms (One with En-suite Shower Room)
- Sitting Area Off Bedroom Two
- Spacious Family Bathroom
- Ample Driveway Parking & Detached Double Garage & Workshop
- Extensive Front and Rear Gardens
- Superb Countryside Views to the Rear

Guide Price: £500,000



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.

THE PROPERTY comprises an exceptionally spacious individual detached bungalow, which we believe, was built sometime in the 1980's on a much larger plot than normal, in an elevated position with superb views to the rear. It is well situated in one of the most popular areas of this village. Briefly the accommodation which must be viewed to be fully appreciated comprises:-

FRONT RECESSED PORCH with tiled step, outside light, upvc entrance door and side lights to:-

RECEPTION HALL with tiled floor, double radiator, built-in cloaks cupboard, two ceiling inset lights, upvc full length rear windows, door to rear covered terraced area. Opening to:-

INNER HALL with tiled floor, inset ceiling light, hatch to part boarded roof space with pull down loft ladder and lighting, built-in cupboard (also accessed from bedroom one).

KITCHEN/BREAKFAST ROOM 15'4" x 10'7" (4.67 m x 3.22 m) with double glazed window to front. Comprehensively fitted with a matching range of wall and base units with roll edge work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit. Built-in appliances include a double oven/grill and four ring gas hob with extractor hood over, further appliance space, ceramic tiled floor, downlighters to ceiling and radiator. Door to:-

FRONT ENTRANCE LOBBY 7'0" x 4'11" (2.13 m x 1.50 m) with radiator, ceramic tiled floor, door to front.

UTILITY ROOM 10'1" x 6'11" (3.07 m x 2.11 m) Ceramic tiled floor, gas fired central heating boiler, high level upvc side window, plumbing for washing machine, vent for tumble dryer, stainless steel sink unit with cupboards below, base cupboards with work surface, wall cupboards to match, tiled splashbacks, radiator.

DINING ROOM 17'1" x 12'7" (5.20 m x 3.83 m) with ceramic tiled floor, radiator, upvc full length side windows, upvc side window, openings either side of recess with two steps down to:-

LIVING ROOM 22'4" x 12'7" (6.80 m x 3.83 m) with wood flooring, three radiators, raised fireplace with tiled hearth and wooden mantle piece. Double glazed patio doors to rear terrace, upvc full length windows to side and rear.

BEDROOM ONE 16'3" x 14'7" (4.95 m x 4.44 m) maximum measurements, with radiator, built-in wardrobe cupboard (accessed also from the inner hall). Upvc side and rear windows, cord pull bed switch.

EN-SUITE SHOWER/WET ROOM Fully tiled suite comprising walk-in shower, wash hand basin and WC. Window to side.

REAR BEDROOM TWO 11'11" x 11'8" (3.63 m x 3.55 m) with radiator and wide arch opening to:-

REAR SITTING ROOM 13'9" x 10'1" (4.19 m x 3.07 m) with radiator, upvc window to rear and two upvc side windows.

FRONT BEDROOM THREE 10'1" x 8'9" (3.07 m x 2.67 m) with radiator, upvc front window, cord pull bed switch.

SPACIOUS BATHROOM High level upvc window to front, radiator, ceramic tiled floor. White suite comprising wood panelled bath with mixer tap and shower attachment, wall tiling surround, pedestal wash hand basin with mixer tap and close coupled WC. Shaver point, spacious Airing Cupboard with hot water cylinder, immersion heater and shelving.

EXTERIOR While on a total plot of approximately 1/3 of an acre, the property is set back from the road behind a good size frontage which consists of a tarmac driveway which in turn leads to a Detached Double Garage and provides hardstanding for several vehicles. Adjacent to this is an extensive lawn with conifer hedge and several trees. the side garden area leads to the rear garden which is predominantly laid to lawn with borders packed with a range of perennials, shrubs and trees. Rear paved terrace and gravelled area.

DOUBLE GARAGE & WORKSHOP 18'11" x 18'4" (5.77 m x 5.58 m) with twin up and over doors, side personal door, side window, workbench, light and power.

Tenure - The property is Freehold

Council Tax - Band E **EPC** D (60/77)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6978





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.

