



City Road, Littleport, Ely, Cambridgeshire CB6 1NG

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An individual detached chalet style four bedroom house, with a large rear garden, ample parking, double garage and solar panels generating electricity, situated in a convenient village location.

- Entrance Lobby & Hallway
- Open Plan Kitchen/Dining Room
- Living Room
- Three/Four Bedrooms (One With Ensuite)
- Family Bathroom
- Off Road Parking
- Garage/Workshop
- Rear Garden With Views Across Farm Land
- Summer House And Potting Shed
- Solar Panels - with battery, generating electricity

Guide Price: £435,000



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.

SIDE ENTRANCE LOBBY With door to driveway, double glazed window and door through to:-

ENTRANCE HALL With wood effect flooring, two radiators and staircase rising to first floor. Two Built-in storage cupboards with shelving. Cupboard housing gas-fired boiler.

OPEN PLAN KITCHEN/DINING ROOM 23'0" x 11'6" (7.00 m x 3.51 m) Fitted with a range of matching units, including base units, drawers and inset single sink unit with drainer. Fitted electric oven and microwave, four ring induction hob and extractor hood above. Space for American style fridge freezer. Dual aspect room with double glazed window to side and rear aspect. Radiator.

STUDY/BEDROOM 11'3" x 8'0" (3.42 m x 2.44 m) Double glazed window to rear aspect and radiator.

LIVING ROOM 19'3" x 11'11" (5.87 m x 3.63 m) Dual aspect with double glazed window to front and side. Two radiators and wood effect flooring.

BEDROOM THREE 11'3" x 10'11" (3.42 m x 3.32 m) Double glazed window to front aspect, radiator and built-in bedroom furniture.

FAMILY BATHROOM Suite comprising panelled bath, separate shower cubicle, low-level WC and wash handbasin. Double glazed window to side aspect, heated towel rail.

FIRST FLOOR LANDING With double glazed window to front aspect, loft access and radiator.

BEDROOM ONE 18'6" x 15'3" (5.64 m x 4.64 m) Dual aspect with double glazed window to rear and side. Two radiators and fitted built-in wardrobes.

BEDROOM TWO 12'6" x 10'3" (3.81 m x 3.13 m) With double glazed window to front aspect. Fitted built-in wardrobes. Radiator.

EN-SUITE SHOWER ROOM With tiled shower cubicle, drench shower head and shower attachment. Low-level WC, wash handbasin and heated towel. Velux window to side aspect.



EXTERIOR To the front of the property, there is a spacious driveway providing ample off-road parking, which extends via double five-bar gates to a further driveway leading to the garage/workshop, offering additional vehicular parking. The garage also offers light and power and mechanics inspection pit. To the rear of the garage, there is plumbing for utilities, a separate WC, and a single sink.

To the rear, you will find a substantial garden, predominantly laid to lawn with a variety of mature plants and shrubs, and offering uninterrupted views over open farmland. The garden also includes a timber summer house and a timber potting shed.

Tenure - The property is Freehold

Council Tax - Band E

EPC C (70/85)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7335



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.

