



Chamberlain Fields, Littleport, CB6 1FJ

**CHEFFINS**



# Chamberlain Fields

Littleport,  
CB6 1FJ

- Detached Family Home
- Spacious Versatile Accommodation
- 2 Reception Rooms & Kitchen/Breakfast Room
- 5 Bedrooms (2 Ensuite & Master with Walk-In Dressing Room Also)
- Gas Central Heating & Double Glazing
- Detached Double Garage & Ample Driveway Parking
- Landscaped Rear Gardens
- Convenient for Local Schools & Amenities

A beautifully presented and highly versatile detached family home located in a modern residential development, conveniently close to local schools and amenities.

Offered for sale in excellent condition throughout, this residence boasts spacious accommodation spread across three floors. Comprising an entrance hall, cloakroom, dining room, lounge, open-plan kitchen/breakfast room, utility room, 5 bedrooms (2 with ensuite facilities), a master bedroom with a walk-in dressing room, and a family bathroom. Gas-fired central heating and double-glazed windows are featured throughout.

Externally, the property includes a detached double garage, a driveway providing ample off-road parking, and a landscaped rear garden.

This presents an excellent opportunity for those looking to upsize or families seeking multigenerational living. A viewing is highly recommended.

5 3 1

## Offers In Excess Of £425,000





## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.



## ENTRANCE HALL

With door to front aspect, radiator, stairs leading to the first floor.

## LIVING ROOM

With double glazed bay window to front aspect, 2 radiators.

## DINING ROOM

With double glazed bay window to front aspect, radiator, wall mounted fuse box. A versatile room which could also be used as an additional family room.

## CLOAKROOM

With low level WC, wash hand basin, radiator, extractor fan.

## KITCHEN / BREAKFAST ROOM

With double glazed window to rear aspect, double glazed sliding patio doors leading to the rear garden. Fitted with matching eye and base level storage units, drawers and work surfaces, built-in double oven with 4-ring gas hob and extractor hood above, integrated dishwasher, 1 1/4 stainless steel sink unit and drainer, tiled splashbacks, breakfast bar with additional base level storage units underneath, 2 radiators.

## UTILITY ROOM

With door to rear aspect, base level storage units and work surfaces, stainless steel sink unit and drainer, tiled splashbacks, plumbing for washing machine, space for tumble drier, extractor fan, wall mounted gas boiler.

## FIRST FLOOR LANDING

A spacious landing with stairs leading to the second floor.

## BEDROOM 2

A double bedroom with double glazed window to the rear aspect, radiator.

## ENSUITE

With obscured double glazed window to rear aspect, suite comprising tiled shower cubicle, wash hand

basin, low level WC, radiator, extractor fan, electric fan heater.

## BEDROOM 3

A double bedroom with double glazed window to front aspect, radiator.

## BEDROOM 4

A single bedroom with double glazed window to rear aspect, radiator, useful storage cupboard.

## BEDROOM 5

A single bedroom with double glazed window to front aspect, radiator.

## MAIN BATHROOM

With obscured double glazed window to front aspect, suite comprising panel bath with mixer shower, low level WC, wash hand basin, radiator, extractor fan, cupboard housing hot water cylinder.

## SECOND FLOOR

### BEDROOM 1

Currently utilised as additional living space. With double glazed windows to front and rear aspects, 2 radiators, access to loft space.

### ENSUITE

With obscured double glazed window to the rear aspect, suite comprising tiled shower cubicle, wash hand basin, low level WC, radiator, extractor fan.

### WALK-IN DRESSING AREA

Currently utilised as office space. With double glazed window to front aspect, radiator.

### OUTSIDE

To the front of the property you will find an open plan garden with lawn, shrubs and a pathway to the front door. A generous driveway can be accessed via a double 5-bar gate leading to a double garage with 2 metal up and over doors providing ample off road parking for a number of vehicles. To the rear of the property there is a landscaped and enclosed garden with extensive patio area, raised borders with a variety of mature plants, trees and shrubs, lawn over 2 levels, as well as a small fish pond.

## MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - £276.41

Service charge review period - tbc

Council tax band - E


## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers In Excess Of £425,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs  
 District Council



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25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.