



Barley Way, Littleport, CB6 1FS



Barley Way

Littleport,
CB6 1FS

- Spacious, Well Maintained Detached Home
- 4 Double Bedrooms (2 Ensuite)
- 2 Reception Rooms
- 27 Ft x 17 Ft (max) Kitchen / Family Room & Utility
- 75 Ft x 18 Ft Driveway with Double Garage & Gardens
- Freehold / Council Tax Band E / EPC Rating B

An immaculately presented and spacious detached home with 4 double bedrooms and 75' x 18' driveway with double garage. Accommodation comprises entrance hall, cloakroom, lounge, dining room, 27' x 17' (maximum) kitchen/family room, utility, 4 double bedrooms (2 ensuite) and bathroom, together with a driveway, double garage and immaculately maintained gardens. Viewing recommended

4 3 2

Guide Price £450,000





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, stairs to first floor, Karndean flooring, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

LOUNGE

With double glazed windows to front and side aspects, telephone point, television point, Karndean flooring, radiator.

DINING ROOM

With double glazed window to front aspect, Karndean flooring, radiator.

KITCHEN / FAMILY ROOM

(L shaped). With a superb range of high gloss eye and base level storage units and drawers with complimentary work surfaces, sink unit and drainer, integrated appliances including fridge, freezer, dishwasher, electric double oven, gas hob and extractor hood, double glazed windows and French doors onto rear garden, Karndean flooring, 2 radiators.

UTILITY

With door to outside, base level storage units and work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, cupboard housing gas fired boiler, Karndean flooring.

FIRST FLOOR LANDING

With access to loft, airing cupboard.

BEDROOM 1

With double glazed window to rear aspect, 2 pairs of built-in double wardrobes, television point, radiator.

ENSUITE

With double size shower cubicle, pedestal hand wash basin, low level WC, double glazed window to rear aspect, heated towel rail, Karndean flooring.

BEDROOM 2

With double glazed window to front aspect, built-in triple wardrobe, television point, radiator.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to side aspect, heated towel rail, Karndean flooring.

BEDROOM 3

With double glazed window to front aspect, radiator.

BEDROOM 4

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, double glazed window to side aspect, heated towel rail, Karndean flooring.

OUTSIDE

The front and rear gardens have been attractively landscaped with the front being mainly laid to lawn with planted borders. Running alongside the house is an unusually spacious driveway measuring 75' x 18' and leading to a double garage with metal up and over doors, power and light connected and loft storage area. Gated pedestrian access leads into the rear garden which once again has been attractively landscaped and is lawned, together with planted borders with numerous flowers, shrubs and small trees.

AGENT NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick elevations under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1646 accordingly to the EPC

Parking - Driveway and Garage

Service Charge - There is a service charge for the

development which is currently £170 per annum (March 2024)

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas radiator heating

Broadband Connected - Yes

Broadband Type - BT broadband is connected with a speed of 63 Mbps

Mobile Signal/Coverage - indicated as being good for both "voice" and "data" for 4 of the main providers checked. Information obtained from Ofcom.org.uk

VIEWING ARRANGEMENTS

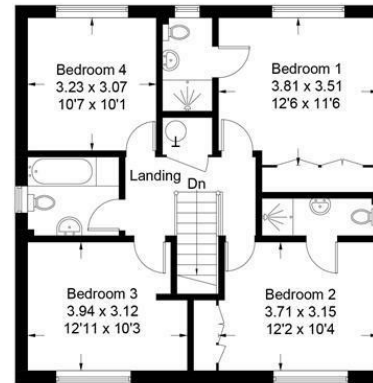
Strictly by appointment with the Agents.



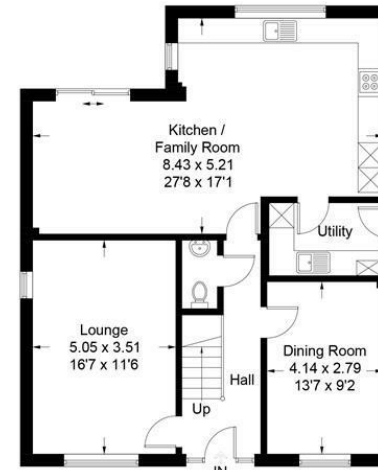


24 Barley Way, Littleport

Approximate Gross Internal Area = 152.8 sq m / 1644 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID776923)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	92
(62 plus) A	84
(51-61) B	
(39-50) C	
(29-38) D	
(19-28) E	
(9-18) F	
(1-8) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.