



Cannon Street, Little Downham, CB6 2SR

**CHEFFINS**



# Cannon Street

Little Downham,  
CB6 2SR

4 2 1

**Guide Price £625,000**

- Substantial Detached Home - 1,875 Sq Ft Accommodation
- Highly Individual Design & Layout
- Superbly Modernised by the Current Owners
- 4 Double Bedrooms (Master with Refitted Ensuite)
- Further Refitted Bathroom & Shower Room
- Superb Bespoke Replacement Kitchen/Dining Room
- Spacious Living Room with Fireplace & Attractive Views
- Driveway, Large Garage & Wrap Around Gardens
- Close to Nature Reserve
- Freehold / Council Tax Band E

A substantial highly individual detached residence which has been modernised by the current owners, situated in a highly regarded location with views of Ely Cathedral to the front with popular nature reserve and countryside walks nearby. The accommodation extends to approximately 1,875 square feet and has a unique layout with accommodation arranged over 2 floors. The front door leads into the entrance hall providing access to 2 double bedrooms (master having a refitted ensuite) and refitted bathroom, together with a substantial lounge with most attractive views and a superb bespoke refitted kitchen/diner. A staircase leads down from the kitchen to the lower ground floor level where there are 2 further double bedrooms and a refitted shower room, a hallway leading into a garage with utility and workshop.

The property has extensive parking and a wrap-around garden and to fully appreciate the size and layout, together with the presentation a viewing is highly recommended.





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).



**ENTRANCE HALL**

With replacement door to front aspect, stone tiled floor, built-in cupboard, radiator.

**BEDROOM 1**

With double glazed window to side aspect, fitted wardrobes, radiator.

**ENSUITE**

Refitted with shower cubicle, vanity unit with wash basin, low level WC, double glazed window to side aspect, radiator.

**BEDROOM 2**

With double glazed window to side aspect, fitted wardrobes, radiator.

**BATHROOM**

Refitted with superb suite comprising freestanding roll-top bath, wall mounted wash stand with basin, low level WC, radiator.

**LOUNGE**

With feature picture window to front aspect giving an attractive view across countryside towards Ely, 2 double glazed windows to side aspects with shutters, feature vaulted ceiling and inglenook fireplace with wood burning stove and bench seats to both sides. 2 radiators. Opening to:

**KITCHEN / DINING ROOM**

With feature vaulted ceiling with velux window, 2 double glazed windows to front and side aspects with shutters, stone tiled floor. Superb refitted kitchen with a range of bespoke painted wall and base level storage units with stone work surfaces and undermounted butler sink, integrated dishwasher, fridge and freezer, 2 Neff electric ovens, induction hob and extractor hood, double glazed window to side aspect with shutters, stone tiled floor. Stone tiled staircase to:

**LOWER GROUND FLOOR****LOWER HALL**

With stone tiled floor, radiator.

**BEDROOM 3**

With double glazed window to side aspect, radiator.

**BEDROOM 4**

With double glazed window to side aspect, range of fitted wardrobes and drawers, radiator.

**SHOWER ROOM**

Refitted with large walk-in shower, low level WC, wall mounted countertop with basin, double glazed window to side aspect, heated towel rail.

**GARAGE**

With electric up and over door.

**ADJOINING WORKSHOP**

With double glazed window to front aspect.

**UTILITY**

With double glazed window and door to side aspect, fitted wall and base level storage units, work surfaces, sink unit and drainer, plumbing for washing machine, space for tumble drier, built-in storage cupboard.

**OUTSIDE**

To the front of the property there is an extensive driveway providing ample off street parking leading to the garage. The property has a wrap-around garden with mature beds to the front and a timber built pergola to the rear providing a secluded seating area.

**AGENT NOTES**

Tenure - Freehold  
Council Tax Band - E  
Property Type - Detached  
Property Construction - Traditional brick elevations under a tiled roof.  
Number & Types of Room - Please refer to the floorplan

Square Footage - 1,875 excluding the garage (taken from the floorplan)

Parking - Driveway and garage.

**Utilities / Services**

Electric Supply - Mains

Gas Supply - None

Water Supply - Mains

Sewerage - Mains

Heating sources - Heat pump supplying radiators

Broadband Connected - yes

Broadband Type - Vendor informs us they have broadband speed of 17.1 Mbps

Mobile Signal/Coverage - according to ofcom.org.uk, mobile coverage for voice is indicated to be 'good' for 2 out of 4 main providers checked and data coverage is indicated as 'good' for 1 out of 4 providers checked.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



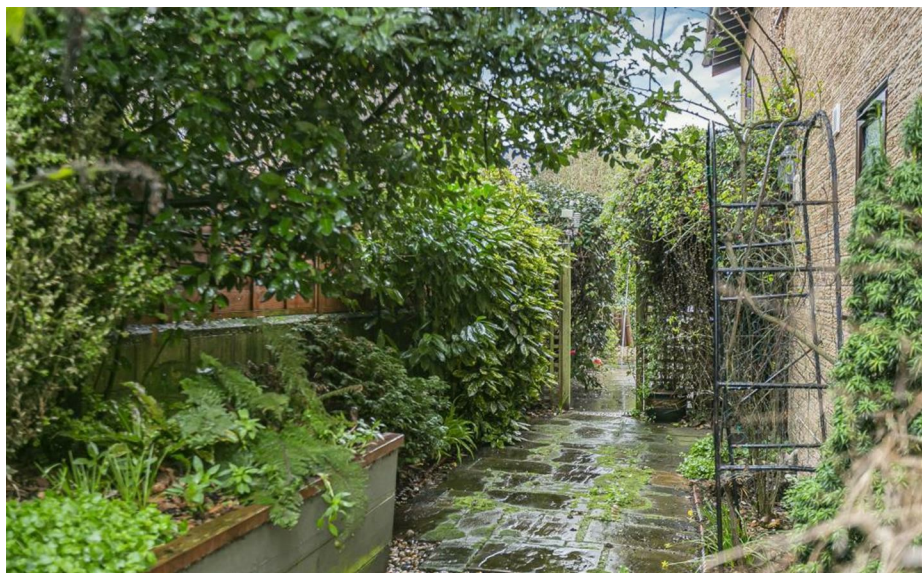


| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>            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



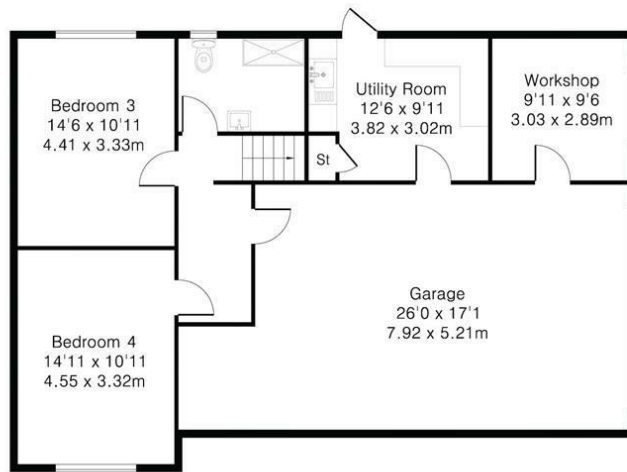
Guide Price £625,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council



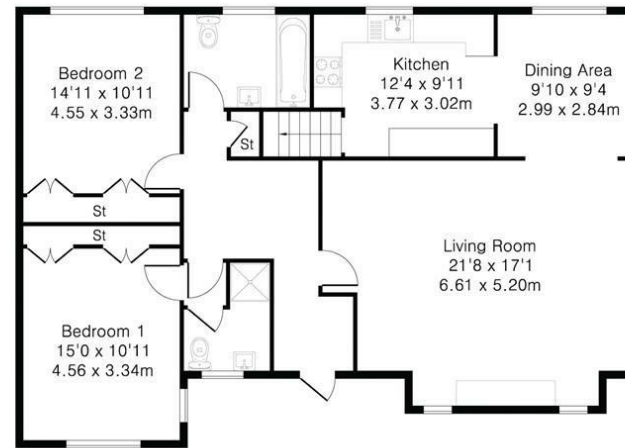




Approximate Gross Internal Area 1875 sq ft – 174 sq m  
Lowest Ground Floor Area 690 sq ft – 64 sq m  
Upper Ground Floor Area 1185 sq ft – 110 sq m  
Garage Area 483 sq ft – 45 sq m



Lowest Ground Floor



Upper Ground Floor

