



Victoria Street, Littleport, CB6 1LZ

CHEFFINS

Victoria Street

Littleport,
CB6 1LZ

4 2 4

Guide Price £525,000

- Detached Victorian Home
- Character Features & Charm
- Ground Floor Extension
- 4 Double Bedrooms
- Double Garage & Driveway
- South Facing Rear Garden
- Rare Opportunity
- Freehold / Council Tax Band F / EPC Rating TBC

A stunning, detached Victorian home, boasting 4 four double bedrooms and an assortment of characterful features, thoughtfully extended to provide ample and versatile living spaces.

Presented in outstanding condition, the entrance hall on the ground level leads to a spacious living area, accentuated by a multi-fuel burner set within an exposed brick fireplace, a kitchen, and an additional reception room—flexible as a dining room, playroom, or family room.

The property benefits from a substantial ground floor extension, seamlessly blending modern design with the building's historical charm. This space opens into a spacious open-plan family room, bathed in light from a roof lantern, with bi-folding doors that extend the indoor living space outdoors, perfect for entertaining. This area also includes a four-piece bathroom and another room presently used as an office, providing exceptional versatility for different needs, including multi-generational living.

Upstairs, the 4 double bedrooms each feature exposed wooden floors, traditional sash windows, and decorative fireplaces, complemented by a family bathroom.

Outside, the property boasts a south-facing garden, primarily laid to lawn with paved and pebbled areas, together with a detached double garage with electric doors and a driveway with ample parking.

Stanley House represents a rare opportunity and viewing is highly recommended to be fully appreciated.





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, wooden floorboards, under stairs storage cupboard, stairs leading to the first floor.

LIVING ROOM

With double glazed sash windows to the front aspect, exposed brick chimney breast with multi-fuel burner, storage shelves, 2 radiators, partly carpeted, part wooden flooring double doors leading into the family room.

DINING ROOM

A dual aspect room with double glazed sash windows to the front aspect and double glazed windows to the side aspect, radiator, parquet wooden flooring, cupboard housing electric fuse board and meters.

KITCHEN

With double glazed window to window to rear aspect, fitted with base level storage units, drawers and work surfaces, integrated fridge and dishwasher, butler sink, space for Rangemaster style oven with extractor hood over, radiator, tiled flooring, stable doors into the family room.

FAMILY ROOM

With roof lantern, bi-fold doors leading to the rear garden, double glazed windows to the side aspects, feature radiator, electric panel heater, base level storage units with work surfaces and integrated washing machine, inset ceramic 1 1/4 sink unit and drainer, room for fridge/freezer, ample room for table and chairs.

DOWNSTAIRS BATHROOM

With double glazed window, velux roof light, 4-piece suite comprising low level WC, panel bath, 1 1/2 width shower cubicle and wash hand basin with vanity unit, heated towel rail, extractor fan.

OFFICE

With double glazed window to rear aspect, wall mounted panel heater.

FIRST FLOOR LANDING

With wooden floorboards and access to:

BEDROOM 1

A double bedroom with double glazed sash windows to the rear aspect, radiator, wooden floorboards, decorative fireplace.

BEDROOM 2

A double bedroom with double glazed sash window to front aspect, useful storage cupboard above the stairs, wooden floorboards, decorative fireplace.

BEDROOM 3

A double bedroom with double glazed sash window to front aspect, radiator, wooden floorboards, decorative fireplace.

BEDROOM 4

A double bedroom with double glazed sash windows to the rear aspect, wooden floorboards, decorative fireplace.

BATHROOM

With double glazed window to the rear aspect, suite comprising double width shower cubicle, low level WC, 2 wash hand basins, heated towel rail, wooden floorboards, extractor fan, access to loft space.

OUTSIDE

There is an enclosed south facing rear garden which is predominantly lawned with established borders containing an array of trees and plants, pond and wildlife area, paved area with pergola, pebbled areas, greenhouse, brick built storage shed, gate leading to the front of the property. A driveway provides parking for a number of vehicles and there is a detached double garage with electric doors. There is a small front garden which is predominantly laid to lawn with steps leading to the front door.

AGENT NOTES

Tenure - freehold
Council Tax Band - F
Property Type - detached
Property Construction - Brick with tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - Refer to floor plan
Parking - double garage and driveway

Utilities / Services

Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - Gas fired central heating, dual fuel burner and supplementary electric radiators in office and extension.

Broadband Connected - Fibre to cabinet

Broadband Type - according to ofcom.org.uk standard and superfast broadband is available in the area. Maximum available download speeds are: standard 16 Mbps, superfast 82 Mbps.

Mobile Signal/Coverage - accordingly to Ofcom.org.uk 'voice' is indicated to be good for 2 out of the 4 providers checked and 'data' is indicated to be good for 3 out of the 4 providers checked

Flood risk - according to the Environment Agency website there is a high risk of flooding from surface water (high risk means that this area has a chance of flooding of greater than 3.3% each year)

AGENTS NOTE

In 2003/2004 the property was inspected by structural engineers acting for house insurers for potential movement to the downstairs extension. The owners inform us the structural engineers deemed this to be minor - as a result - Leylandi, which surrounded the back garden and a Pyracantha in the front garden immediately adjacent to the downstairs bathroom were removed in accordance with advice from surveyors. Movement was deemed likely owing to clay shrinkage in drought conditions. Our clients state that there has been no further movement since that time.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - East Cambs District Council



Approximate Gross Internal Area 2078 sq ft – 193 sq m
 Ground Floor Area 1351 sq ft – 125 sq m
 First Floor Area 727 sq ft – 68 sq m
 Garage Area 362 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.