



Chapel Lane, Little Downham, CB6 2TN

**CHEFFINS**



# Chapel Lane

Little Downham,  
CB6 2TN

5 4 2

Guide Price £785,000

- Substantial Detached Home
- 5 Bedrooms (3 Ensuite)
- Lounge & Separate Garden Room
- Superb 22' x 19' Kitchen/Dining/Family Room
- Driveway & Double Garage
- Attractive Rear Garden Approx. 90' in Length
- Studio/Home Office
- Freehold / Council Tax Band F / EPC Rating C

A substantial 5 bedroomed detached home with delightful gardens, situated in a central village non estate location. Accommodation comprises on the ground floor, entrance hall, cloakroom, lounge opening into garden room, superb 22' x 19' kitchen/dining/family room and utility. On the first floor there are 5 bedrooms (3 with ensembles) and family bathroom. Outside there is a spacious driveway, double garage and most attractive rear garden with studio/home office.

The property has the benefit of Air Source heating and is well presented throughout. To fully appreciate the extent of accommodation and the plot a viewing is highly recommended.





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. 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 door to front aspect, stairs to first floor with under stairs storage cupboard, engineered oak flooring, radiator.

**CLOAKROOM**

With pedestal wash basin, low level WC, heated towel rail.

**KITCHEN / DINING / FAMILY ROOM**

A stunning room comprising a range of high gloss wall and base level storage units and drawers, together with granite work surfaces with pop-up socket and breakfast bar, sink unit and drainer, side-by-side electric ovens (1 being a steam oven), hob and extractor hood, integrated Miele dishwasher, Miele fridge/freezer, large double glazed window giving an attractive view of the garden, 2 electronically operated velux windows, double glazed window to side aspect, under floor heating.

**UTILITY**

With stable style door and window to side aspect, high gloss wall and base level storage units and work surfaces, sink unit and drainer, plumbing for washing machine, space for tumble drier, double cloaks cupboard, towel rail.

**GARDEN ROOM**

With bi-fold doors onto rear garden, electronically operated velux window, fitted bookshelves, under floor heating. There is an electronically operated awning with wind sensor over the patio outside of the garden room.

Glazed doors leading into:

**LOUNGE**

With double glazed window to front aspect, multi-fuel stove with marble hearth and surround, engineered oak flooring, 2 radiators.

**FIRST FLOOR LANDING**

With fitted bookshelves, sun pipe, built-in storage cupboard, radiator.

**BEDROOM 1**

With double glazed window to side aspect giving a superb view towards Ely Cathedral with further double glazed window to front aspect and velux window, fitted wardrobes with light, radiator.

**ENSUITE**

With large shower cubicle, vanity unit with low level WC, wash basin and storage, heated towel rail, velux window light.

**BEDROOM 2**

With a range of fitted wardrobes and shelved cupboard, double glazed window to front aspect, radiator.

**ENSUITE**

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

**BEDROOM 3**

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

**ENSUITE**

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

**BEDROOM 4**

With fitted wardrobes and bookshelves, double glazed window to rear aspect, access to loft which has a ladder and light connected, radiator.

**BEDROOM 5**

Currently used as an office with fitted desk, drawers and bookshelves, double glazed window to rear aspect, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, heated towel rail.

**OUTSIDE**

To the front of the property there is a spacious block paved driveway providing ample off street parking and leading to a double garage with electric roller shutter door. The garage has power and light connected and also houses the hot water cylinder. The front of the property is enclosed by hedging and there is an area of lawned garden.

Gated pedestrian access leads along both sides of the house and out into the rear garden which is a most attractive feature. The garden measures approximately 90' in length, has an

extended area of paved patio leading onto the lawn with a recently laid Indian Sandstone path leading beneath a timber built pergola to a further area of patio. Beyond the pergola there is another lawned area with established trees. The garden also contains well stocked raised beds. To the rear of the plot there is a most useful timber built stable block with approximately 1/3rd used as a garden store and 2/3rds having been converted for use as an insulated home office/studio.

**AGENT NOTES**

Tenure - freehold  
Council Tax Band - F  
Property Type - detached  
Property Construction - traditional construction  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 2109 according to the EPC  
Parking - driveway and garage

**Utilities / Services**

Electric Supply - mains  
Gas Supply - mains  
Water Supply - mains  
Sewerage - mains  
Heating sources - Air Source heat pump with a combination of under floor heating and radiators  
Broadband Connected - yes  
Broadband Type - tbc  
Mobile Signal/Coverage - according to Ofcom.org.uk, mobile coverage for 'voice' within the area is indicated to be good for 1 out of 4 providers checked, 'data' coverage is indicated to be poor.

**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>	77	83
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £785,000  
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 Council Tax Band - F  
 Local Authority - East Cambs District Council



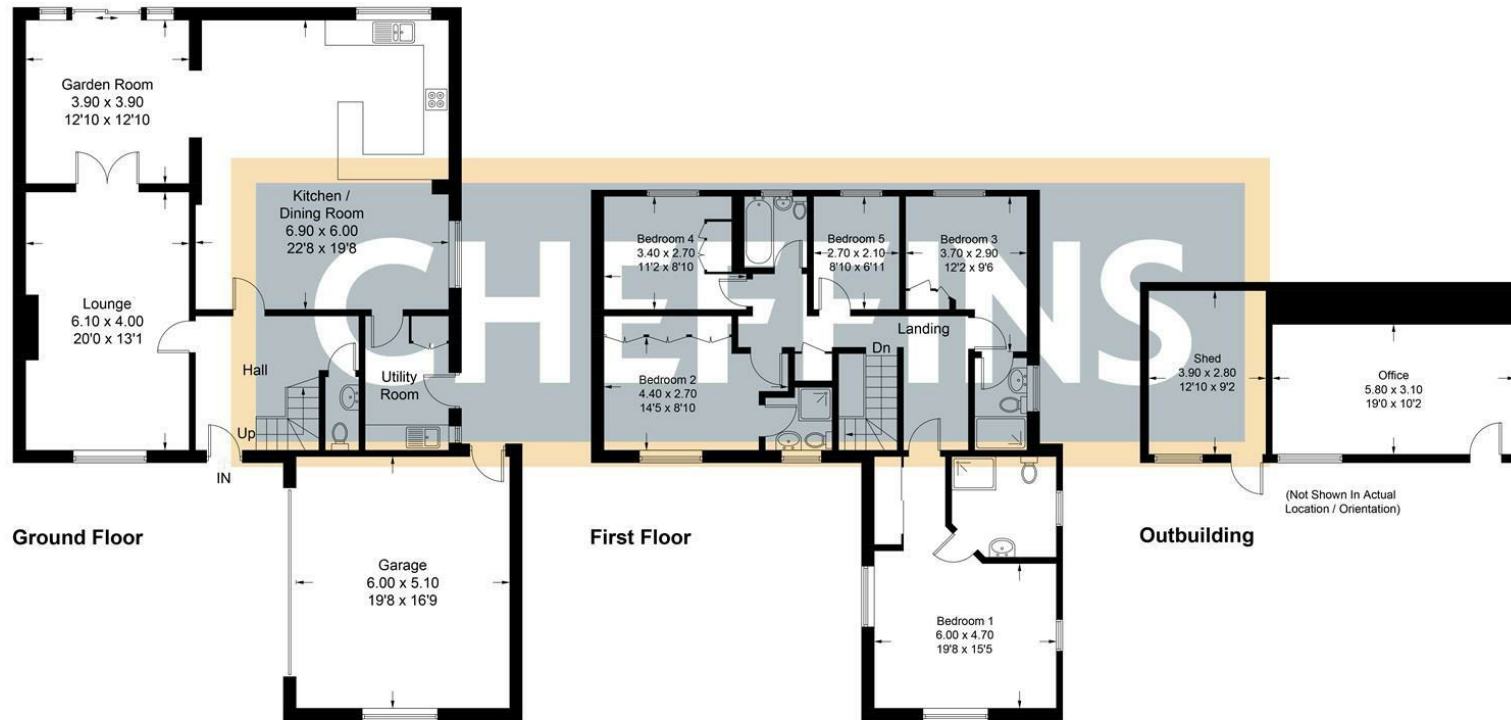








Approximate Gross Internal Area = 191.8 sq m / 2064 sq ft  
 Garage = 30.7 sq m / 330 sq ft  
 Shed = 10.9 sq m / 117 sq ft  
 Office = 18 sq m / 194 sq ft  
 Total = 251.4 sq m / 2705 sq ft



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 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. (ID1063974)

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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.