



Cannon Street, Little Downham, CB6 2SS

CHEFFINS

Cannon Street

Little Downham,
CB6 2SS

4 2 2

Guide Price £560,000

- Immaculately Presented Detached House
- Attractive Countryside Views
- 4 Bedrooms (1 ensuite)
- Refitted Kitchen/Dining/Family Room
- Spacious Lounge
- Garden/Driveway/Garage
- Freehold/Council Tax E/EPC tbc

An immaculately presented four bedroomed house with superb views across open countryside towards Ely. Accommodation comprises entrance hall, utility, cloakroom, lounge, refitted kitchen/dining/family room, four bedrooms (one ensuite) and bathroom. Outside there is a good sized garden, driveway and garage.

The property is located close to the popular nature reserve and pleasant country walks and 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 door to front, stairs to first floor, radiator.

LOUNGE

With double glazed window to front and double glazed patio doors to rear with far reaching countryside views, two radiators.

KITCHEN/DINING/FAMILY ROOM

Refitted with a range of wall and base level units and drawers with matching work surfaces, two Bosch electric ovens, induction hob and extractor hood, integrated dishwasher and fridge/freezer, sink unit and drainer, double glazed window to rear with attractive view, island with storage units and wine fridge, electric fire with timber surround and stone hearth, double glazed window to front, two radiators.

UTILITY

With door and double glazed window to rear, stainless steel sink with units beneath, cloaks cupboard with gas central heating boiler and plumbing for washing machine, radiator.

LEAN-TO

With door to outside.

CLOAKROOM

With low level WC, wash basin, double glazed window to rear.

FIRST FLOOR LANDING

With double cupboard, double glazed window to front, access to loft, radiator.

BEDROOM 1

With double glazed window to front, built in double wardrobe, radiator.

ENSUITE

With shower cubicle, wash basin, low level WC, heated towel rail.

BEDROOM 2

With double glazed window to rear with superb view across open countryside, radiator.

BEDROOM 3

With double glazed window to front, built in double wardrobe, radiator.

BEDROOM 4

With double glazed window to rear with superb view across open countryside, built in double wardrobe, radiator.

SHOWER ROOM

With large walk in shower, built in WC and basin with cupboards beneath, double glazed window to rear, heated towel rail.

OUTSIDE

To the front there is a spacious driveway leading to a garage with metal up and over door and power and light connected. Pedestrian access leads to the rear where there is a raised terrace giving a superb view across surrounding countryside and leading onto a lawned garden.

AGENT NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 1503 according to the floor plan

Parking - Driveway and garage

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage -

Heating sources - Gas Radiator Heating

Broadband Connected - yes

Broadband Type - Fibre to the cabinet, currently has a download speed of 144 Mbps and an upload speed of 28 Mbps


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

Planning Permissions - we are aware of a planning application at 51 Cannon Street. Details can be viewed on East Cambs District Council's planning portal with a reference number of 20/01255

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

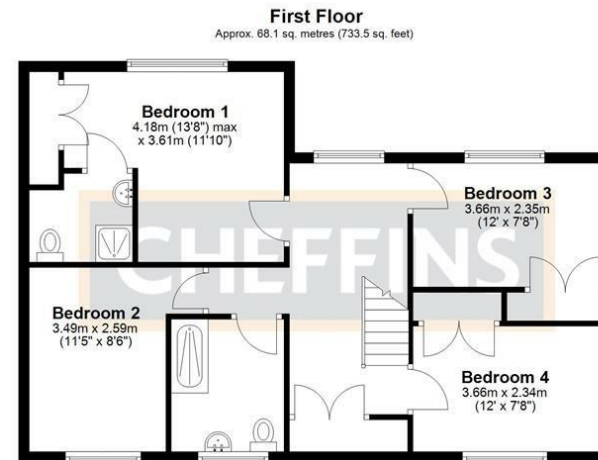
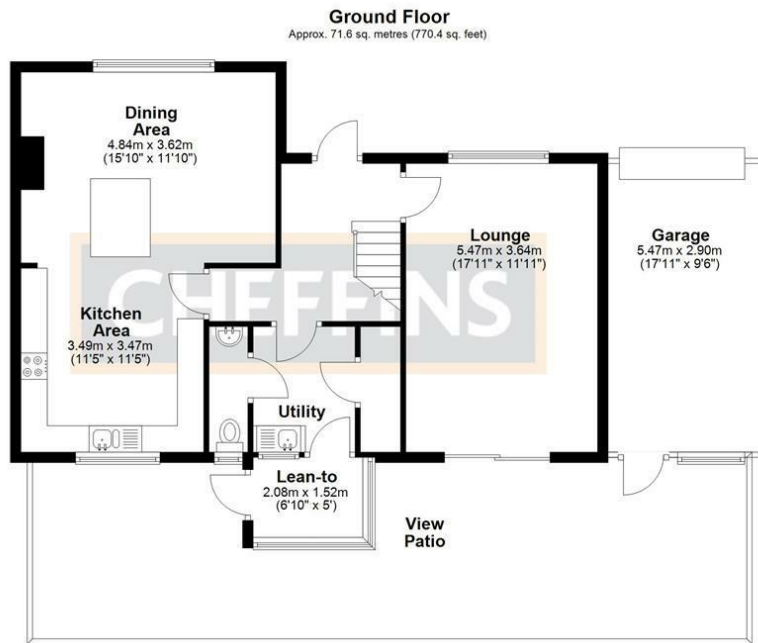


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £560,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council





Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

25 Market Place, Ely, CB7 4NP
01353 654900 | ely@cheffins.co.uk | cheffins.co.uk

