



Padnal Bank, Prickwillow, CB7 4UP

**CHEFFINS**



# Padnal Bank

Prickwillow,  
CB7 4UP

- Spacious Detached Family Home
- Versatile Accommodation
- 3/4 Bedrooms (Master with Ensuite)
- 2/3 Reception Rooms
- Shower Room & Bathroom
- Corner Plot
- Double Garage & Driveway
- Riverside Location with Attractive Views
- Freehold / Council Tax Band E / EPC Rating D

A detached family home offering spacious and versatile accommodation, situated within an attractive riverside location. Accommodation comprises entrance hallway, ground floor shower room, study/bedroom 4, dining room, lounge, kitchen/family room, utility room, 3 further bedrooms (ensuite to master) and family bathroom, together with garden, double garage and carport.

4 3 3

**Guide Price £595,000**







## 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 feature front door, tiled flooring with inset mat well, built-in storage cupboard, stairs to first floor with under stairs storage cupboard

**GROUND FLOOR SHOWER ROOM**

With shower cubicle, low-level WC, wash hand basin, radiator, tiled flooring, double glazed window front aspect.

**STUDY / BEDROOM 4**

With window to front aspect, radiator, alcove storage.

**DINING ROOM**

With fireplace, 2 windows to rear aspect, 2 radiators, alcove storage.

**LOUNGE**

A dual aspect room with window to rear and side aspects, 2 radiators, feature fireplace

**CONSERVATORY**

Of brick and double glazed construction with aspect to the rear garden and door leading to side patio.

**OPEN PLAN KITCHEN / FAMILY ROOM**

Updated kitchen which comprises single sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, space for Rangemaster style cooker with extractor hood above, integral dishwasher, windows to side and front aspects, radiator

**UTILITY ROOM**

With single stainless steel sink, matching units including wall mounted units and base units, plumbing for utilities, window to front aspect. Door through to hallway, door to front and rear and into a double garage.

**FIRST FLOOR LANDING**

With window to front aspect with river views , loft access, radiator, built-in storage cupboard, walk-in airing cupboard.

**BEDROOM 1**

With 2 windows to rear aspect , 2 radiators, fitted built-in wardrobes.

**ENSUITE**

With panel bath with drench size shower head and shower attachment, ow-level WC, wash hand basin, heated towel rail, window to front aspect.

**BEDROOM 2**

With window to rear aspect, 2 built-in storage cupboards, radiator.

**BEDROOM 3**

With window to rear aspect, radiator, built-in storage cupboard

**UPDATED FAMILY BATHROOM**

With bath tub with a shower attachment ,walk-in shower, low-level WC wash, hand basin, heated towel rail, window to front aspect.

**OUTSIDE**

To the front of the property you will find a driveway leading to double garage and additional carport- which has light and power - providing ample off-road vehicle parking. The double garage has light and power connected and roll over door to front. Gated access leads to fully enclosed corner plot garden with lawn and established plants and shrubs, extensive paved patio to the side. The property benefits from Riverside location and attractive views to front.

**AGENT NOTES**

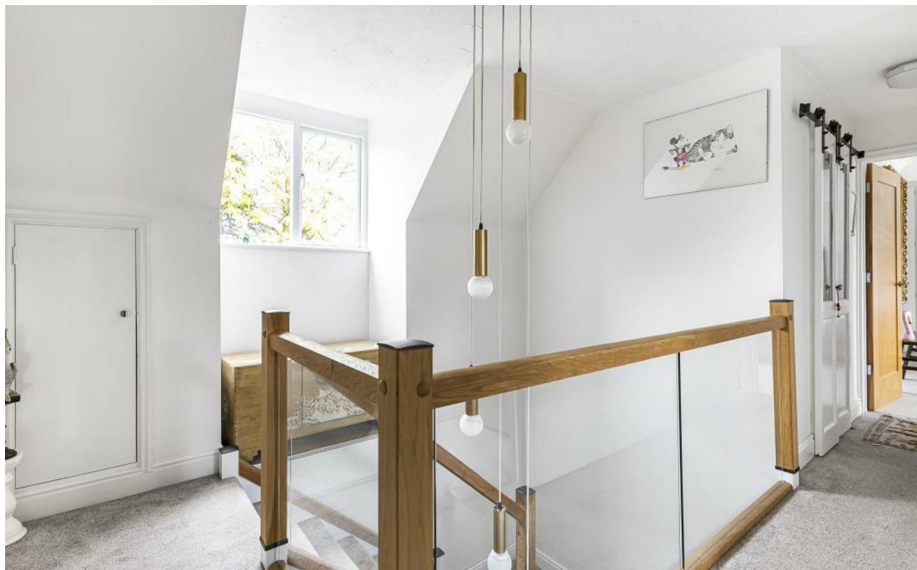
Tenure - freehold  
Council Tax Band - E  
Property Type - detached  
Property Construction - tbc  
Number & Types of Room - Please refer to the floorplan  
Square Footage - tbc  
Parking - double garage and driveway  
Utilities / Services  
Electric Supply - tbc  
Gas Supply - tbc  
Water Supply - tbc  
Sewerage - tbc  
Heating sources - tbc  
Broadband Connected - yes/no  
Broadband Type - tbc  
Mobile Signal/Coverage -

Flood risk - tbc  
Rights of Way, Easements, Covenants -tbc  
Restrictions - tbc  
Conservation Area - tbc

**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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>57</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	



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 Local Authority - East Cambs District Council









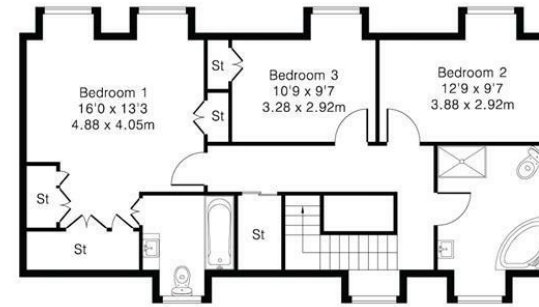


Approximate Gross Internal Area 2057 sq ft – 191 sq m

Ground Floor Area 1332 sq ft – 124 sq m

First Floor Area 725 sq ft – 67 sq m

Garage Area 335 sq ft – 31 sq m



First Floor

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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.