



Padnal Bank, Prickwillow, CB7 4UP

CHEFFINS

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Prickwillow,
CB7 4UP

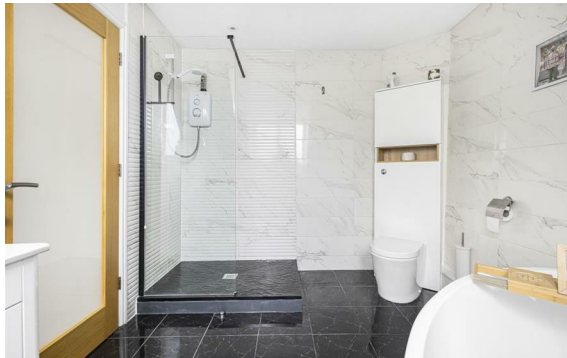
- Spacious Detached Family Home
- Versatile Accommodation
- 3/4 Bedrooms (Master with Ensuite)
- 2/3 Reception Rooms
- Shower Room & Bathroom
- Corner Plot
- Double Garage & Driveway
- Riverside Location with Attractive Views
- Freehold / Council Tax Band E / EPC Rating D

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 £575,000





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.

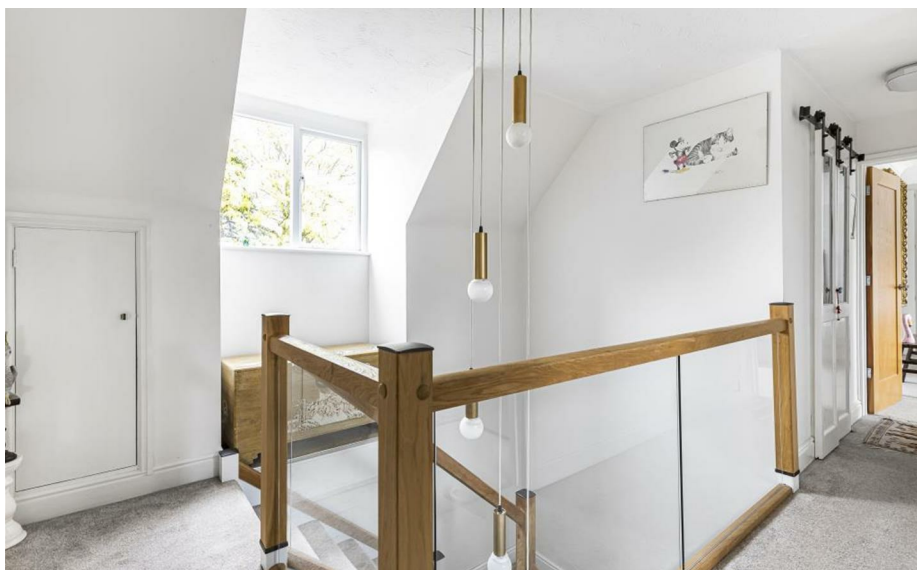
AGENT NOTES

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 –

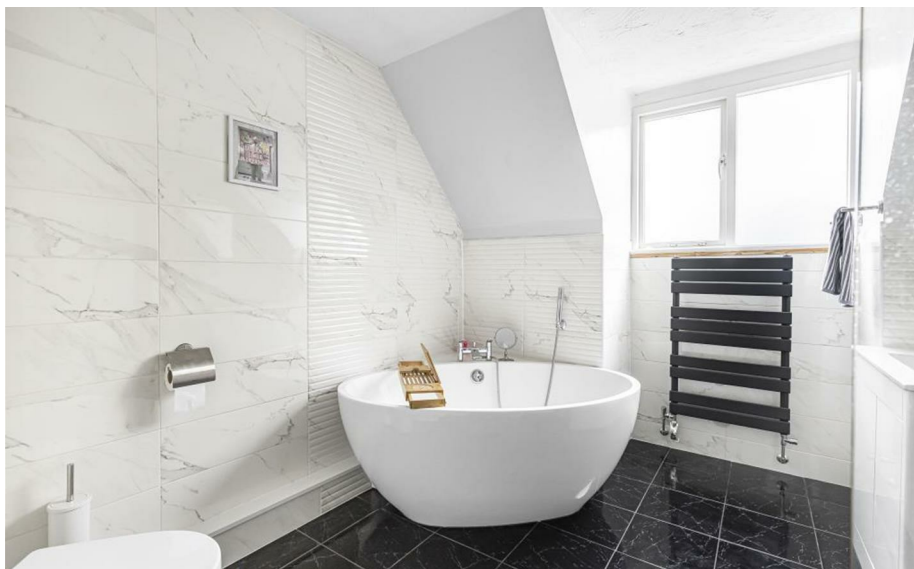
Flood risk – tbc
Rights of Way, Easements, Covenants –tbc
Restrictions – tbc
Conservation Area – tbc

VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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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



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