



Cannon Street, Little Downham, CB6 2SR

CHEFFINS

Cannon Street

Little Downham,
CB6 2SR

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Guide Price £625,000



- Deceptively Spacious Detached Home
- Extensive & Versatile Accommodation
- Stunning Views Across Countryside of Ely Cathedral
- 5 Bedrooms (2 with Dressing Rooms)
- Bathroom & Wet Room
- Lounge, Separate Dining Room & Spacious Conservatory
- Kitchen / Dining Room & Utility
- Driveway, Double Garage & Mature Gardens
- Freehold / Council Tax Band F / EPC Rating

A rare opportunity to purchase a deceptively spacious and versatile 5 bedroom home with stunning views across countryside of Ely Cathedral. Accommodation comprises on the ground floor, entrance hall, spacious kitchen/dining room, lobby with cloakroom, utility, conservatory, lounge and separate dining room, 2 bedrooms (both with dressing rooms), bathroom and wet room. On the first floor there are 3 further bedrooms and WC. Outside there is a driveway, double garage and mature south-east facing garden with views across open countryside of Ely Cathedral. The property is offered for sale with no upward chain and to fully appreciate the extensive accommodation on offer a 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 PORCH

With door to front aspect and double cupboard.

HALL

With stairs to first floor and under stairs storage cupboard, built-in cloaks cupboard, 2 radiators.

KITCHEN / DINING ROOM

KITCHEN AREA

With double glazed window to side aspect, stainless steel sink unit and drainer with filtered water tap, eye and base level storage units, work surfaces and drawers, plumbing for dishwasher, cooker space and extractor hood, radiator.

DINING AREA

With double glazed window to front aspect, fitted storage units, radiator.

LOBBY

Sink with storage unit beneath, door to garage, radiator.

CLOAKROOM

With low level WC, hand wash basin, double glazed window to side aspect, fitted cupboards, radiator.

UTILITY

With double glazed window to side aspect, stainless steel sink unit and drainer, base storage units with work surfaces, island with further storage units, plumbing for washing machine, built-in double cupboard, door to conservatory, radiator.

LOUNGE

With open fireplace with timber surround and stone hearth, television point, radiator, patio doors to:

CONSERVATORY

With stunning views across the garden and open countryside towards Ely Cathedral, tiled floor, door to garden, 3 radiators.

DINING ROOM

With double glazed window to front aspect, television point, radiator.

BEDROOM 1

With a range of fitted wardrobes and high level cupboards, further built-in wardrobe, radiator. Opening to:

DRESSING AREA

With double glazed windows to rear and side aspects, velux window, radiator.

ENSUITE

With vanity unit with wash basin, double glazed window to side aspect, radiator. (Please note that whilst described as an ensuite there is no shower or low level WC).

BEDROOM 2

With opening to:

DRESSING ROOM

With double glazed window to rear aspect, velux window, radiator.

BATHROOM

With double glazed window to side aspect, panelled bath, vanity unit with wash basin, radiator.

WET ROOM

With shower, wash basin, low level WC, double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to side aspect, radiator.

BEDROOM 3

(With part sloping ceiling). With velux window to rear aspect giving a superb view across surrounding countryside and Ely Cathedral, built-in cupboard, access to large "L" shaped loft which is boarded and has a window and light connected, radiator.

BEDROOM 4

With part sloping ceilings. With fitted wardrobes, high level cupboards and dressing table, double glazed window to rear aspect giving a stunning view of surrounding countryside and Ely Cathedral, radiator.

BEDROOM 5 / STUDY

With sloping ceiling, double glazed window to side aspect, radiator.

WC

With low level WC, wash basin, built-in storage cupboard.

OUTSIDE

To the front of the property there is a driveway providing ample off street parking and leading to a double garage which measures 21' x 16'10". The garage has an electronically operated up and over door, houses the oil fired boiler and has a door into the property. Adjoining the garage there is a covered lean-to providing useful storage. To the side of the property double gated access leads into the rear garden which has a most attractive outlook across surrounding countryside towards Ely Cathedral. The garden is fully enclosed by a combination of hedging and fencing and has 2 large areas of paved patio adjoining the property providing private and attractive seating areas. Various paths lead to the remaining garden which is a combination of planted beds with established shrubs and bushes, together with numerous mature trees including different varieties of apple and pear trees. There is also an area designated as a vegetable garden and a number of storage sheds.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



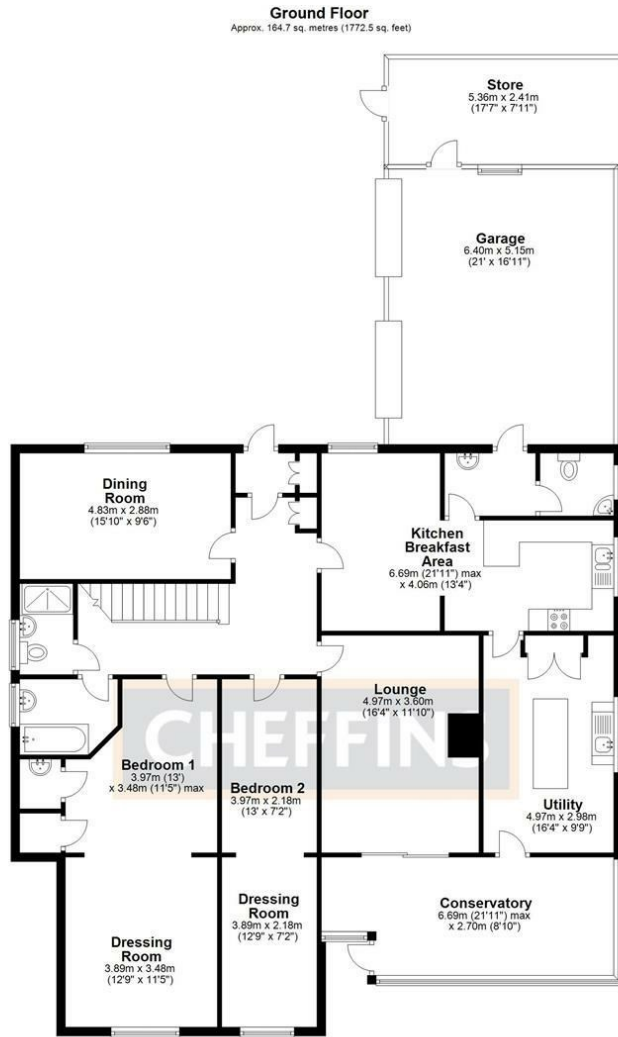


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £625,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council





Total area: approx. 217.7 sq. metres (2343.5 sq. feet)

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