



Cannon Street, Ely, CB6 2SR

**CHEFFINS**



# Cannon Street

Little Downham, Ely,  
CB6 2SR

 4
  2
  2

**Guide Price £495,000**

- Well Presented Detached Family Home
- 4 Bedrooms with Ensuite to Master
- Lounge & Seperate Dining Room
- Outdoor Kitchen / Dining Room
- Landscaped Rear Gardens
- FREEHOLD / EPC: C / COUNCIL TAX: BAND D

Offering to the market this well presented, deceptively spacious family home, located in the popular village of Little Downham. This lovely home offers 4 good sized bedrooms with an ensuite shower room to the master, a lounge, dining room and a kitchen / breakfast room, utility room and a ground floor cloakroom. Outside is a large driveway providing off road parking for multiple cars, whilst at the rear there is a landscaped garden, summer house, covered seating area plus an outside kitchen / diner for all of your entertaining needs! You really must see this property to appreciate what is on offer!





## 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

Door to front, radiator, stairs to 1st floor, under stairs storage

## LOUNGE

Double glazed window to front, 2 radiators

## DINING ROOM

Double glazed Doors to rear leading into garden, radiator

## KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double integral oven, 4 ring gas hob with extractor hood over, 1 1/2 bowl sink with mixer taps over, radiator, 2 windows to rear

## UTILITY ROOM

Fitted with base and wall units with work surfaces over, stainless steel sink with mixer tap over, door to side, plumbing for washing machine,

## CLOAKROOM

Fitted with a two piece suite comprising; low level wc and wash hand basin, radiator

## 1ST FLOOR LANDING

Window to front, access to loft

## MASTER BEDROOM

Window to front, fitted wardrobes, radiator

## ENSUITE

Fitted with a three piece suite comprising; low level wc, wash hand basin and shower cubicle, window to rear and radiator

## BEDROOM 2

Window to front, radiator, fitted wardrobes

## BEDROOM 3

Window to rear, built in storage cupboard, radiator

## BEDROOM 4 / STUDY

Window to front, radiator

## FAMILY BATHROOM

Fitted with a four piece suite comprising; low level wc, wash hand basin, paneled bath and shower cubicle, window to side and radiator

## FRONT & REAR GARDENS

The front of the property offers a generous driveway which is block paved and graveled, providing ample off road parking for multiple

vehicles and leads up to the single garage. At the rear is a mature, landscaped garden that includes a summerhouse at the rear, covered seating area, paved patio plus an outdoor kitchen / dining room, perfect for entertaining guests!

## SINGLE GARAGE

Up & over door, power & light connected.

## AGENTS NOTE

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











Energy Efficiency Rating												
Current	Potential											
<table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table>	Very energy efficient - lower running costs	(92 plus) <b>A</b>	(81-91) <b>B</b>	(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>	Not energy efficient - higher running costs	<table border="1"> <tr><td>83</td></tr> <tr><td>71</td></tr> </table>	83	71
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England & Wales	EU Directive 2002/91/EC											

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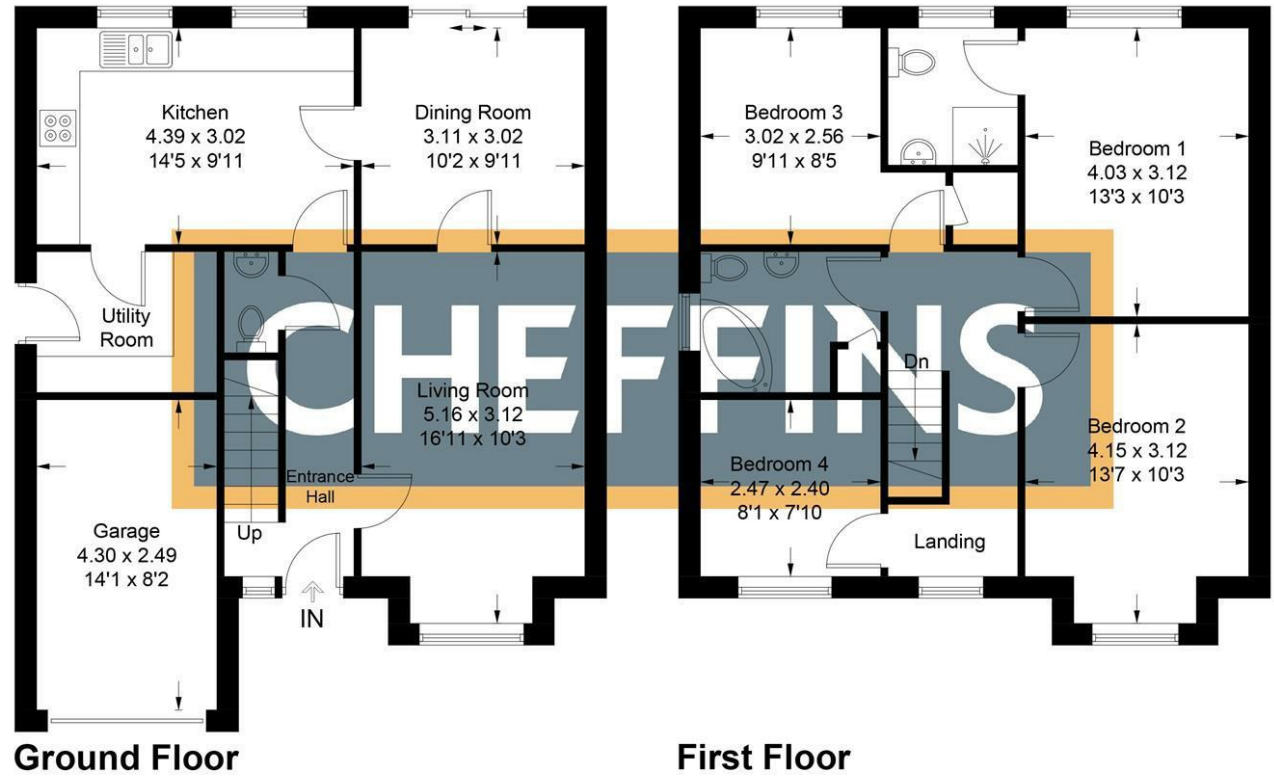
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District

Council

Approximate Gross Internal Area  
111.51 sq m / 1199 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 such 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. (ID1103753)

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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.