



Hempfield Road, Littleport, CB6 1NW

CHEFFINS

Hempfield Road

Littleport,
CB6 1NW

- Highly Individual Detached Family Home
- Deceptively Spacious Accommodation
- 4 Bedrooms (Master Having Ensuite, Walk-in Wardrobe & Balcony)
- Landscaped Gardens
- Ample Parking & Garage with Workshop
- Quiet Location Within Popular Town
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this deceptively spacious, individually built family home located on a quiet lane in the popular town of Littleport.

This immaculately presented home offers a large entrance hall, a study to the front, a large and open plan lounge / dining room / kitchen that is separated into 3 clear areas, the lounge & dining room have a set of bi-fold doors each bringing the outdoors inside for those summer months! The kitchen is fitted with integral appliances as well. There is access into the garage from here plus a separate utility room.

Upstairs, the property offers 4 double bedrooms, the master benefitting from ensuite facilities, a walk in wardrobe and a balcony overlooking the gardens. There is also a family bathroom, completing the internal accommodation.

Outside there are landscaped gardens, providing a relaxing and tranquil environment, accessed by the bi-fold doors to the inside, there is a further workshop on top of the garage and a block paved driveway to the front, providing ample off road parking.

To fully appreciate this bespoke, family home, an early viewing is highly recommended!

 4  2  2



**Offers In Excess Of
£450,000**



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 door to side aspect, stairs to the first floor, under stairs storage.

CLOAKROOM

With low level WC, vanity wash hand basin, under floor heating, window to side aspect.

STUDY

With window to front aspect, under floor heating.

LOUNGE / KITCHEN / DINER

Open plan with 2 sets of bi-fold doors to the rear leading into the gardens, window to side, oak flooring. Kitchen area fitted with a range of base and eye level units, cupboards and drawers with complimentary work surfaces, 11/2 bowl stainless steel sink unit with mixer tap, integral dishwasher, double oven, breakfast bar, door into the garage, space for American style fridge/freezer, door to utility room, window to side aspect.

UTILITY ROOM

Fitted with a range of base units with complimentary work surfaces over, 11/2 bowl sink with mixer tap, wall mounted boiler, window to side aspect, door to side aspect.

FIRST FLOOR LANDING

With skylight to the side aspect, airing cupboard, radiator.

BEDROOM 1

With door to side on balcony overlooking the rear garden, skylights to the side aspect, walk-in wardrobes.

ENSUITE

With skylight to the side aspect, shower cubicle, vanity wash hand basin, low level WC, towel rail.

BEDROOM 2

With a door to the front aspect to Juliet balcony, skylight to the side aspect, built-in wardrobe.

BEDROOM 3

With door to the front aspect to a Juliet balcony, skylight to the rear aspect.

BEDROOM 4

With 2 skylights to the side aspect.

BATHROOM

With skylight to the side aspect, low level WC, pedestal wash hand basin, panelled bath, shower cubicle, heated towel rail.

OUTSIDE

A block paved driveway at the front of the property provides parking for 2/3

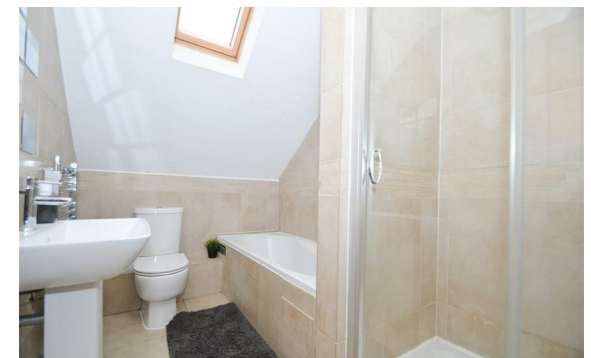
cars add leads to a workshop and garage. The garage has an electric up and over door and doors into the kitchen and garden. The workshop has an electric roller door and door to the rear into the garage and garden. The rear garden has been landscaped with paved patio area, barbecue area, artificial grass, raised beds with a range of shrubs and plants and gated access to the front. There is a covered gazebo area with hot tub.

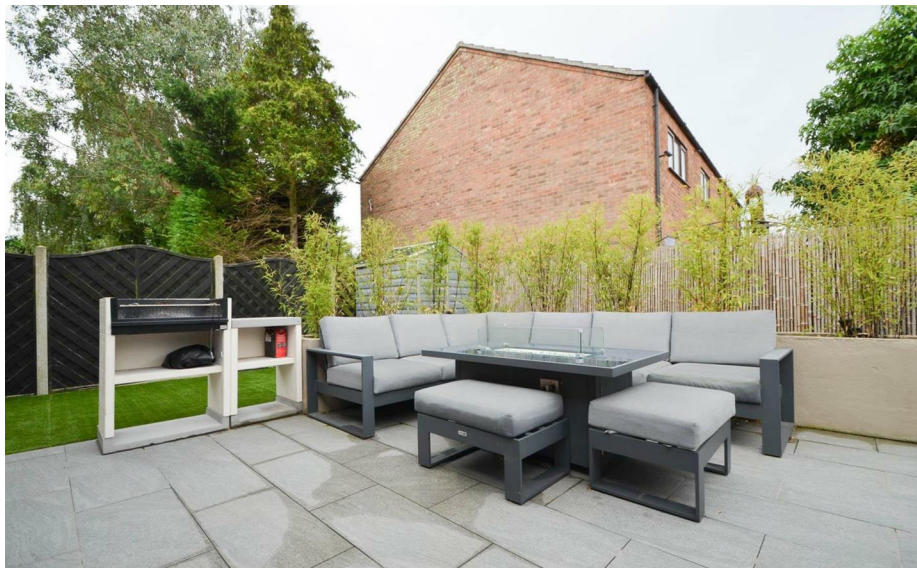
AGENTS NOTE


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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





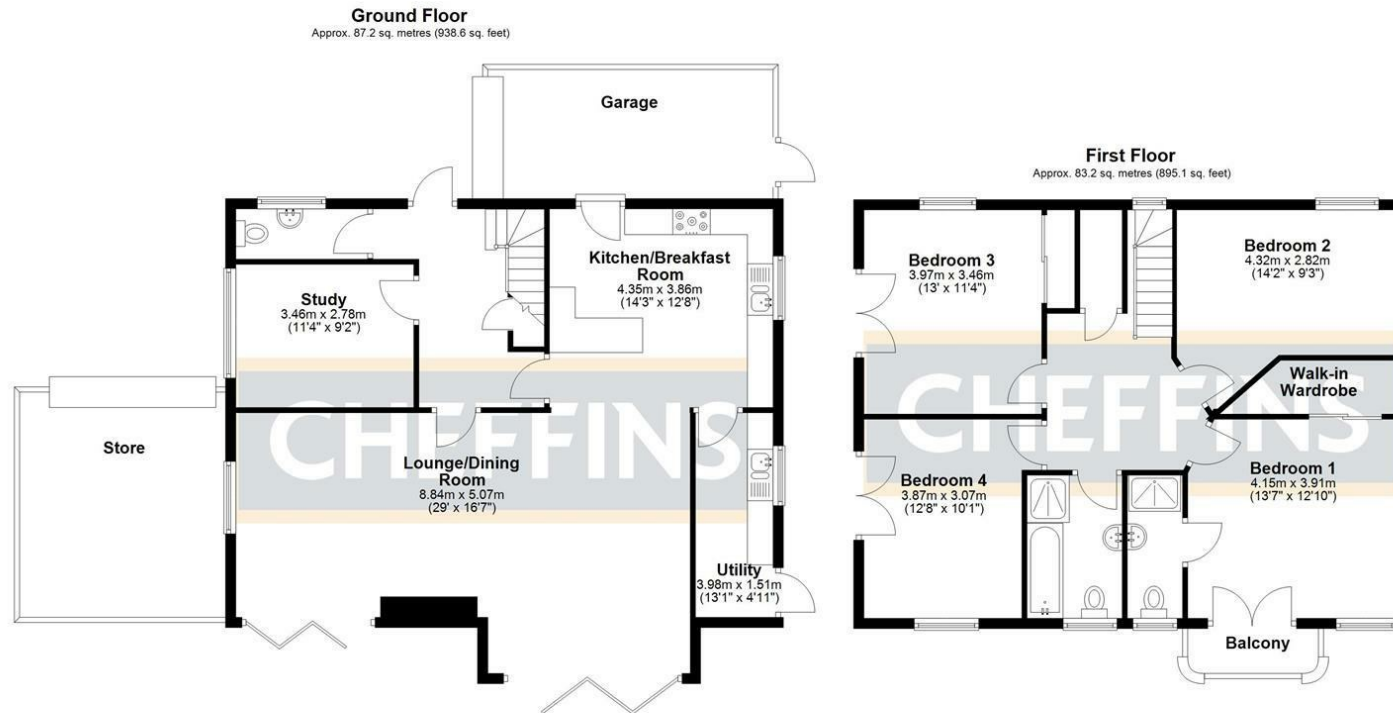
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £450,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council







Total area: approx. 170.4 sq. metres (1833.7 sq. feet)

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Home Information Pack
PROTECTED