



Cowslip Drive, Little Thetford, CB6 3JD

CHEFFINS

## Cowslip Drive

Little Thetford,  
CB6 3JD

- Modern Detached Home
- Immaculately Presented Throughout
- 3 Bedrooms (Master with Refitted Ensuite)
- Modern Kitchen / Dining Room
- Driveway & Garage
- South-West Facing Rear Garden
- Convenient for Primary School
- Freehold / Council Tax Band C / EPC Rating E

A superbly presented modern detached home comprising entrance hall, cloakroom, lounge, kitchen/dining room, 3 bedrooms (master having refitted ensuite) and family bathroom, together with driveway, garage and attractively landscaped gardens.

The property is situated within a highly regarded development within walking distance of the popular primary school and viewing is highly recommended.

3 2 1



Guide Price £340,000



## LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

## ENTRANCE HALL

With door to front aspect, double glazed window, stairs to first floor, cloaks cupboard, radiator.

## CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window, heated towel rail.

## LOUNGE

With double glazed window, under stairs storage, replacement contemporary radiator, oak doors to:

## KITCHEN / DINING ROOM

With double glazed window and French doors onto rear garden, stainless steel sink unit and drainer, fitted with a range of modern wall and base level storage units and drawers with matching work surfaces, built-in electric oven, hob and extractor hood, plumbing for washing machine and dishwasher, door to side aspect, engineered oak flooring, oil fired central heating boiler, radiator.

## FIRST FLOOR LANDING

With access to loft which is part boarded and has a ladder connected, double glazed window, airing cupboard housing hot water cylinder.

## BEDROOM 1

With double glazed window, built-in wardrobes, radiator.

## ENSUITE

Fitted with walk-in shower, vanity unit with wash basin and storage beneath, built-in WC, automatic de-misting mirror, double glazed window, heated towel rail.

## BEDROOM 2

With double glazed window, radiator.

## BEDROOM 3

With double glazed window, radiator.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower from the taps, double glazed window, heated towel rail.

## OUTSIDE

To the front of the property there is a lawned garden with attractive planted flower beds. A driveway leads alongside the property to a single garage with metal up and over door. Gated pedestrian access leads into a south-west facing rear garden which is enclosed and predominantly laid to lawn with 2 decked seating areas and shrub border.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## AGENT NOTES

Tenure - freehold

Council Tax Band - C

Property Type - detached house

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 826 square feet according to the floorplan

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - oil fired central heating to radiators

Broadband Connected - yes

Broadband Type - according to BT checker, Ultrafast broadband is available

Mobile Signal/Coverage - according to ofcom.org.uk, mobile phone coverage is available for three of the main providers checked

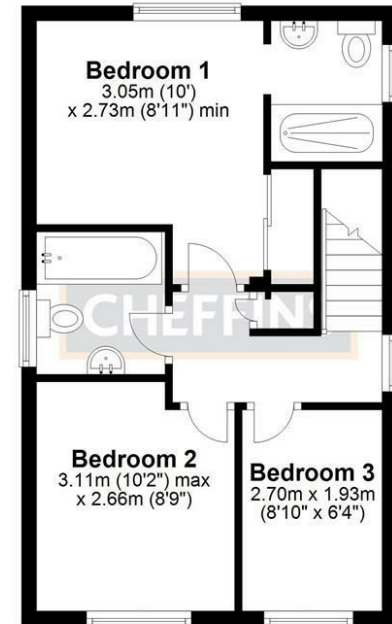




**Ground Floor**  
Approx. 39.9 sq. metres (429.6 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 76.8 sq. metres (826.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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Local Authority - East Cambs District

Council



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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.