



Townsend, Little Downham, CB6 2TA

**CHEFFINS**

# Townsend

Little Downham,  
CB6 2TA

- Deceptively Spacious Barn Style Detached Home
- Immaculately Presented
- Quality Finish
- Generous Kitchen/Diner & Dual Aspect Lounge
- 3 Double Bedrooms
- Spacious Driveway & Detached Single Garage with Store
- Well Maintained Garden to Rear
- Popular Village
- Freehold / Council Tax Band E / EPC Rating D

Are you looking for an immaculate, home in a beautiful village? Look no further! Take a look at this stunning, barn style detached bungalow, located in the popular village of Little Downham!

You will be amazed by the deceptive size and impressed by the quality finish. Upon entering, you will be greeted by a generous hallway, a dual aspect lounge with doors leading to the rear garden, 3 double bedrooms, a 4 piece family bathroom, generous kitchen / diner, utility room and a separate cloakroom.

To the front is a generous gravel driveway leading to a detached single garage that also features a store built on the side. At the rear is a beautiful manicured garden with mature shrubs and plants to borders plus a graveled area to the side and gated access to both sides of the garden.

To fully appreciate all that is on offer, an early viewing is highly recommended! Contact us today to avoid disappointment!



## Guide Price £550,000





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Amenities include nursery and primary school, nature reserve/orchard, village shop, garage, 2 public houses and a Church, with a full range of shopping, schooling, sporting facilities etc. at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

## ENTRANCE HALL

With door to front aspect, 3 radiators, airing cupboard housing the hot water tank, access to loft, further storage cupboard.

## LOUNGE

With door to rear aspect, window to front aspect, radiator

## KITCHEN / DINING ROOM

With 2 windows to front aspect, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink unit with mixer tap, integral fridge/freezer, integral dishwasher, Rangemaster double oven with extractor hood over, radiator and plinth heater.

## UTILITY ROOM

With door to side aspect providing access to the rear garden, space for washing machine and tumble dryer, radiator, storage cupboard. Door to:

## CLOAKROOM

With low level WC, vanity wash hand basin, heated towel rail.

## BEDROOM 1

With window to rear aspect, radiator, 2 built-in double wardrobes.

## BEDROOM 2

With 2 windows to side aspect, built-in double wardrobe, 2 radiators.

## BEDROOM 3

With windows to rear and side aspects, radiator.

## BATHROOM

With low level WC, pedestal wash hand basin, roll-top bath with shower over, double shower cubicle, window to side aspect, heated towel rail, shaving point.

## OUTSIDE

A large gravelled driveway to the front of the property provides parking for multiple vehicles and leads to a detached garage with power and light connected and useful store room for garden equipment. There is also an EV car charger (7kw)

The rear garden is mainly laid to lawn with a paved limestone patio, gated access to both sides, gravelled area to side and outdoor power socket.

## AGENTS NOTE

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

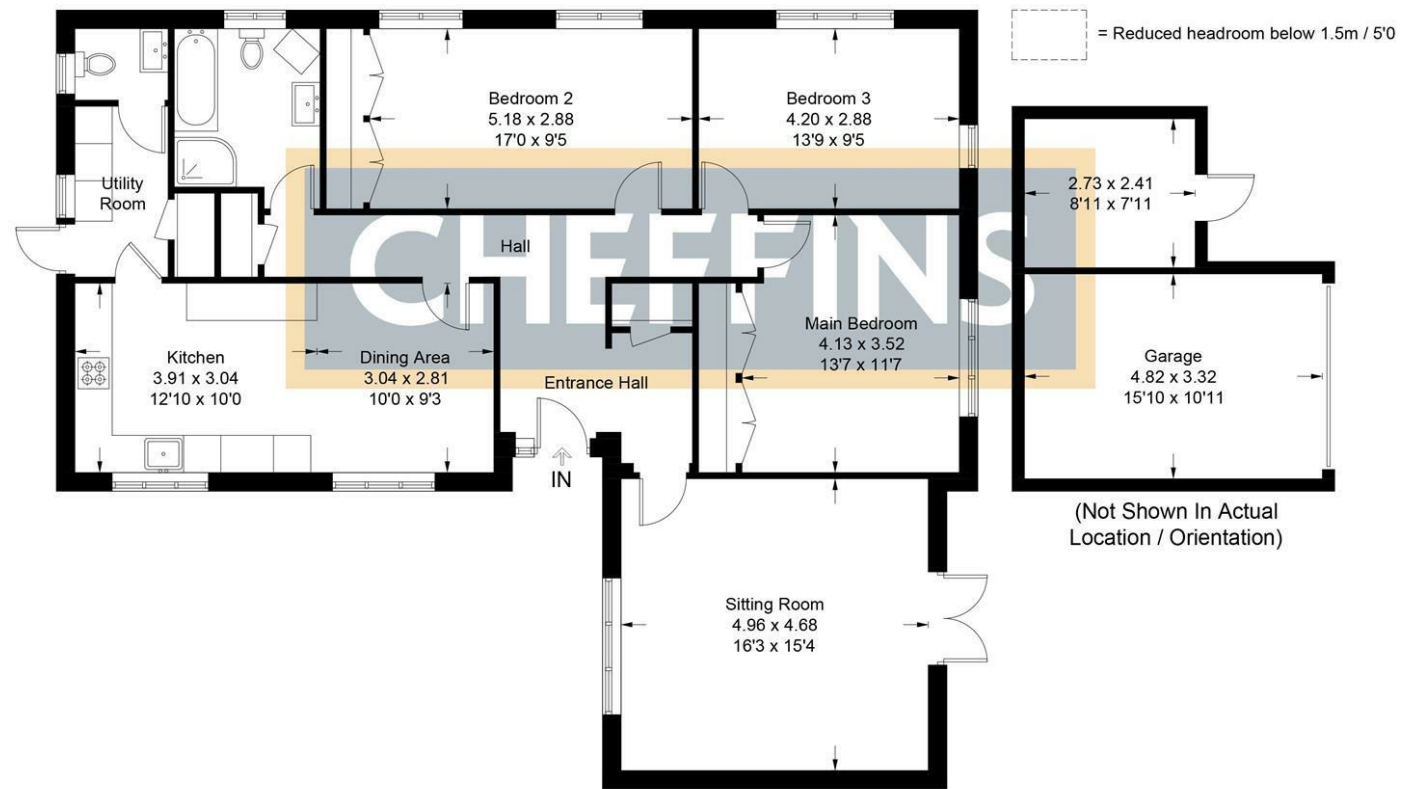
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft  
 Outbuilding = 22.7 sq m / 244 sq ft  
 Total = 144.7 sq m / 1557 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>83</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

Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

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. (ID1131382)

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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.