



City Road, Littleport, CB6 1NF

**CHEFFINS**

## City Road

Littleport,  
CB6 1NF

4 2 2

Offers In Excess Of £399,995

- Absolutely stunning, luxurious and hi-spec family home
- Bespoke Italian integrated kitchen with AEG appliances
- Bifold doors to the open plan living area
- 4 bedrooms and a stylish fitted 3 piece family bathroom
- Enclosed off road parking secured with electric gates
- Video intercom system for pedestrian access
- Mediterranean themed courtyard garden
- FREEHOLD / COUNCIL TAX D / EPC D
- NO FORWARD CHAIN

Cheffins are proud to offer to the market this absolutely stunning, bespoke and hi-spec family home, located in heart of the town of Littleport.

This gorgeous home offers quality & style wherever you look and includes a very modern open plan Italian kitchen / dining / living area that includes bi-fold doors into the enclosed garden. There is a ground floor cloakroom and a ground floor bedroom with a beautiful ensuite shower room.

Upstairs, there are 2 double bedrooms and a stylish fitted 3 piece family bathroom complete with LED mirror, heated towel rail and vanity storage.

Outside there is an enclosed, Mediterranean style courtyard garden that includes parking secured by an electric gate. There is also a secure pedestrian gate that includes a video intercom system as well!

The whole property offers stylish living to include magnetic ceiling lighting, a bespoke Italian integrated kitchen with AEG appliances, designer radiators and is offered for sale with NO FORWARD CHAIN!

Don't confuse this home with another average property on the market, if you want luxurious style and hi-tech living, this is a must see!







## 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.

**LOUNGE / KITCHEN / DINER**

Open plan living lounge / kitchen / diner. Bespoke Kitchen imported from Italy including a range of base wall units, cupboards and drawers with work surfaces over, kitchen island. Integrated AEG appliances including oven, hob, extractor hood, dishwasher and microwave. One and a half bowl sink with mixer tap over. Stairs up to the first floor, two bespoke radiators, bifold doors to the front of the property overlooking the courtyard garden.

**CLOAKROOM**

Fitted with a two piece suite comprising of low level WC and wash hand basin. Boiler fitted.

**MASTER BEDROOM**

Situated on the ground floor, window to the side, window to front and rear. Dressing area, radiator and door to ensuite.

**ENSUITE**

Fitted with a luxurious three piece suite comprising of low level WC and wash band basin in vanity unit, heated towel rail, walk in shower, extractor fan and LED vanity mirror.

**FIRST FLOOR LANDING**

Access to the loft that has been boarded and has a light.

**BEDROOM 2**

Window to the side, radiator and spotlights.

**BEDROOM 3**

Windows to the front and side, radiator and ceiling spot lights.

**BEDROOM 4**

Window to the side, radiator and spotlights.

**FAMILY BATHROOM**

Fitted with a luxurious three piece suite comprising of a low level WC, wash hand basin in a vanity unit, heated towel rail, L shaped bath with shower over, shower screen, floor and ceiling porcelain tiles and LED vanity mirror.

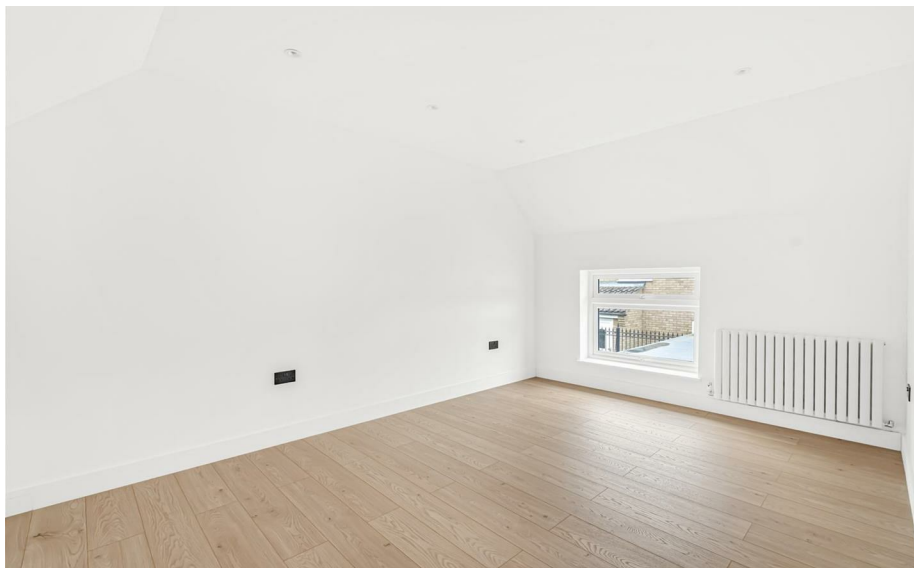
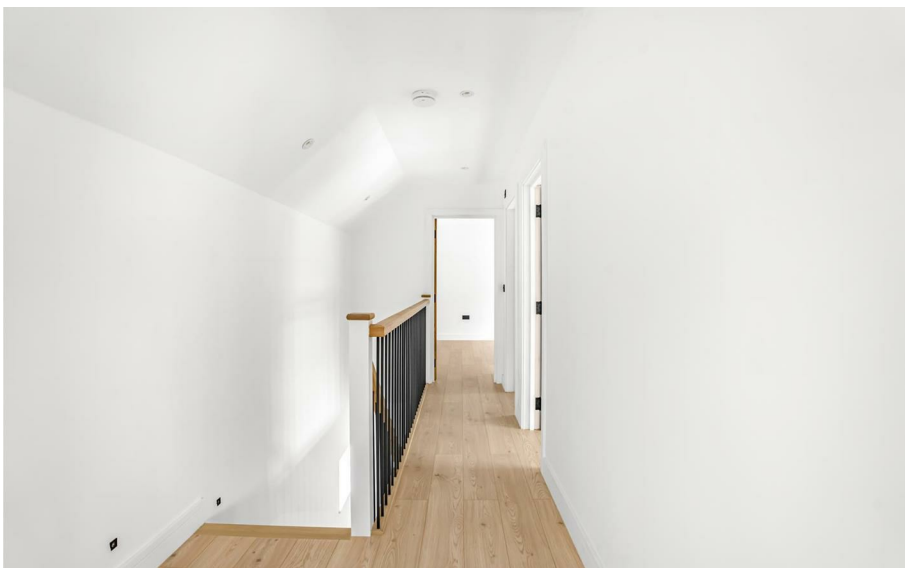
**OUTSIDE**

Enclosed walled garden with electric gate to the front providing access to the parking area, secure pedestrian gate with video intercom system. Mediterranean themed courtyard garden.


**VIEWING ARRANGEMENTS**

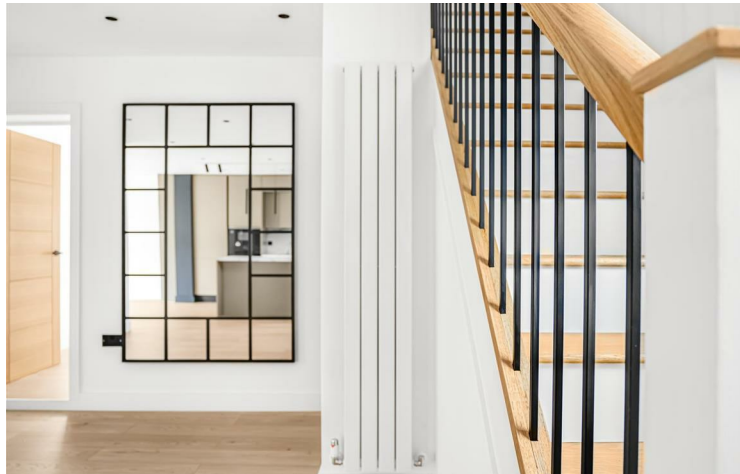
Strictly by appointment with the Agents.







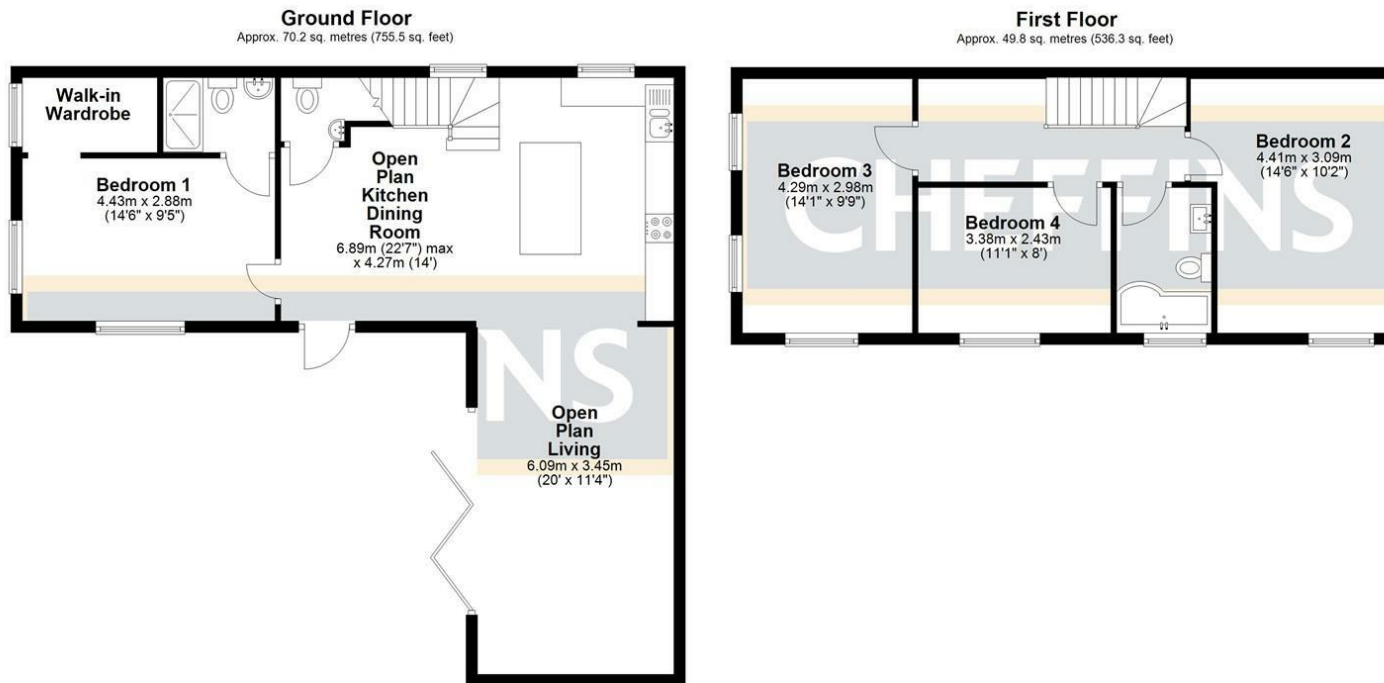
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers In Excess Of £399,995  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambs District Council







Total area: approx. 120.0 sq. metres (1291.9 sq. feet)

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

