



Saffron Close, Littleport, CB6 1HR

CHEFFINS

Saffron Close

Littleport,
CB6 1HR

4 2 2

Guide Price £355,000

- Extended Semi Detached
- 4 Bedrooms (Master with Ensuite)
- Spacious Kitchen/Dining/Family Room & Utility
- Separate Lounge
- Extensive Driveway & Gardens
- Superb Insulated Garden Room
- Freehold / Council Tax Band B / EPC Rating TBC

An extended 4 bedroom semi detached property situated within a cul de sac with attractive views to the rear. Accommodation comprises entrance hall, cloakroom, utility, spacious kitchen/dining/family room, separate lounge, 4 bedrooms (master with ensuite) and bathroom, together with extensive driveway, front garden and rear garden with an excellent insulated garden room. The property has the benefit of gas central heating and to fully appreciate the extent of accommodation a viewing is highly recommended.





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 front aspect, stairs to first floor, 2 double glazed windows, radiator.

CLOAKROOM

With built-in WC, wash basin, heated towel rail.

UTILITY

With double glazed window to side aspect, stainless steel sink unit and drainer, wall and base level storage units and work surfaces, plumbing for washing machine, space for tumble drier, wall mounted gas fired boiler.

KITCHEN / DINING / FAMILY ROOM

With double glazed windows to rear and side aspects and bi-fold doors into garden, fitted with a range of wall and base level storage units and drawers, together with oak work surfaces providing a breakfast bar and with the gas fired hob with extractor hood above, matching work surfaces, stainless steel sink unit and drainer, Bosch electric double oven, integrated dishwasher and fridge, shelved alcove, tiled floor with under floor heating.

LOUNGE

With double glazed windows to front and rear aspects, display shelving, television point, 2 radiators.

FIRST FLOOR LANDING

With double glazed window to front aspect, access to loft, radiator.

BATHROOM

With suite comprising low level WC,

pedestal hand wash basin, panelled bath with shower above, shelved alcove, double glazed window to side aspect, heated towel rail.

BEDROOM 1

With walk-through dressing area having hanging rails and shelving, 2 velux windows and double glazed window to rear aspect giving far reaching views, radiator.

ENSUITE

With velux window, double size shower cubicle, wall mounted wash basin, low level WC, fitted shelving.

BEDROOM 2

With double glazed window to rear aspect giving superb far reaching views, fitted wardrobes, shelves and drawers, radiator.

BEDROOM 3

With double glazed window to side aspect, radiator.

BEDROOM 4

With built-in bunk bed, double glazed window to front aspect, fitted wardrobes, radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden and to the side an extensive gravelled driveway providing ample off street parking. Pedestrian access leads into the rear garden which has an extended area of paved patio and is then mainly laid to lawn and

providing outstanding views of surrounding countryside.

There is an excellent insulated garden room with 2 pairs of bi-fold doors and double glazed windows taking advantage of the views. The garden room also has an exposed timber floor and built-in bar.

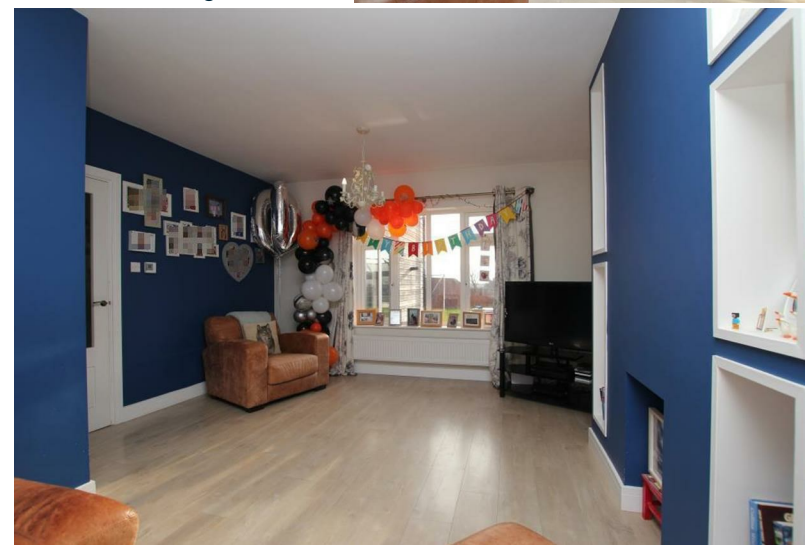
AGENTS NOTES

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


The property currently benefits from superb views across surrounding countryside to the rear, however, we are required to point out that this land is earmarked for development.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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	



Guide Price £355,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambs District Council





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

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.

