



Cowslip Drive, Little Thetford, CB6 3JD

CHEFFINS

Cowslip Drive

Little Thetford,
CB6 3JD

- Detached Family Home
- Superbly Presented Throughout
- 4 Bedrooms (Master with Dressing Room & Refitted Ensuite)
- Refitted Bathroom
- Spacious & Modern Kitchen/Dining Room
- Lounge & Conservatory
- Office & Family Room
- Superb Corner Plot Backing onto Farmland
- Convenient for Village School
- Freehold / Council Tax Band E / EPC Rating D

A superbly presented and spacious detached home situated within an excellent corner plot backing onto farmland. Accommodation comprises on the ground floor, entrance hall, cloakroom, office, spacious family room, useful store room, spacious kitchen/dining room, utility, lounge and conservatory. On the first floor there are 4 bedrooms with the master having a dressing room and refitted ensuite, whilst there is also a refitted family bathroom. Outside there is a double width driveway and well maintained gardens surrounding the property. To fully appreciate the position and presentation of this superb family home which is in walking distance of the primary school, a viewing is highly recommended.

4 2 3

Guide Price £495,000





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 stairs to first floor, door to front aspect, radiator.

CLOAKROOM

With modern vanity unit with wash basin and low level WC, double glazed window, heated towel rail.

OFFICE

With double glazed window, radiator. Leading into:

FAMILY ROOM

(This is formed from a conversion of the double garage). With 2 double glazed windows, radiator. Door to:

REAR STORE ROOM

With door to garden, oil fired boiler, plumbing for washing machine, space for tumble dryer.

KITCHEN / DINING ROOM

Refitted with a range of wall and base level storage units, work surfaces and drawers, space for range oven and extractor canopy, dishwasher, sink unit and drainer, island unit with breakfast bar and storage cupboards, double glazed window and patio doors onto garden, radiator.

UTILITY

With door to outside, wall and base level storage units, work surfaces, stainless steel sink unit and drainer, plumbed/space for washing machine & dishwasher and includes integral microwave, door to outside, radiator.

LOUNGE

With double glazed bay window, feature wood burning stove, television point, 2 radiators. Doors to:

CONSERVATORY

With French doors onto garden.

FIRST FLOOR LANDING

With feature double glazed arched window, airing cupboard, access to loft.

BEDROOM 1

With double glazed window giving an attractive view across the garden and surrounding countryside, radiator. Archway to:

DRESSING ROOM

With fitted wardrobes, dressing table and drawers, double glazed window, radiator.

ENSUITE

Refitted with shower cubicle, low level WC, wall mounted wash basin, double glazed window, heated towel rail.

BEDROOM 2

With double glazed window, fitted wardrobes, radiator.

BEDROOM 3

With double glazed window, fitted wardrobe, radiator.

BEDROOM 4

With double glazed window, radiator.

BATHROOM

With suite comprising built-in WC and wash

basin with storage units beneath, panelled bath, double glazed window, heated towel rail.

OUTSIDE


To the front of the property there is a driveway providing side-by-side parking and an open plan garden area. Gated pedestrian access leads to the rear which backs onto farmland. The rear garden is a particular feature of the property and predominantly consists of a lawn, 2 timber built gazebos with one suitable for a hot tub, established borders containing shrubs, hedging and small trees, together with further raised beds. Adjoining the house there is also an area of raised terrace providing an attractive outdoor seating area, whilst there is also a spacious enclosed space which provides excellent storage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



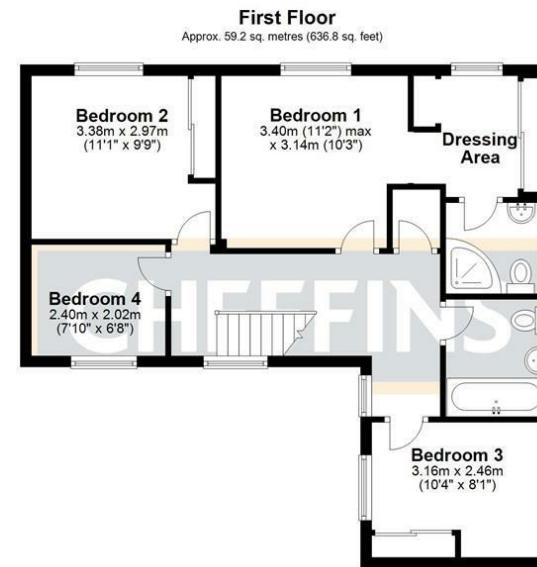
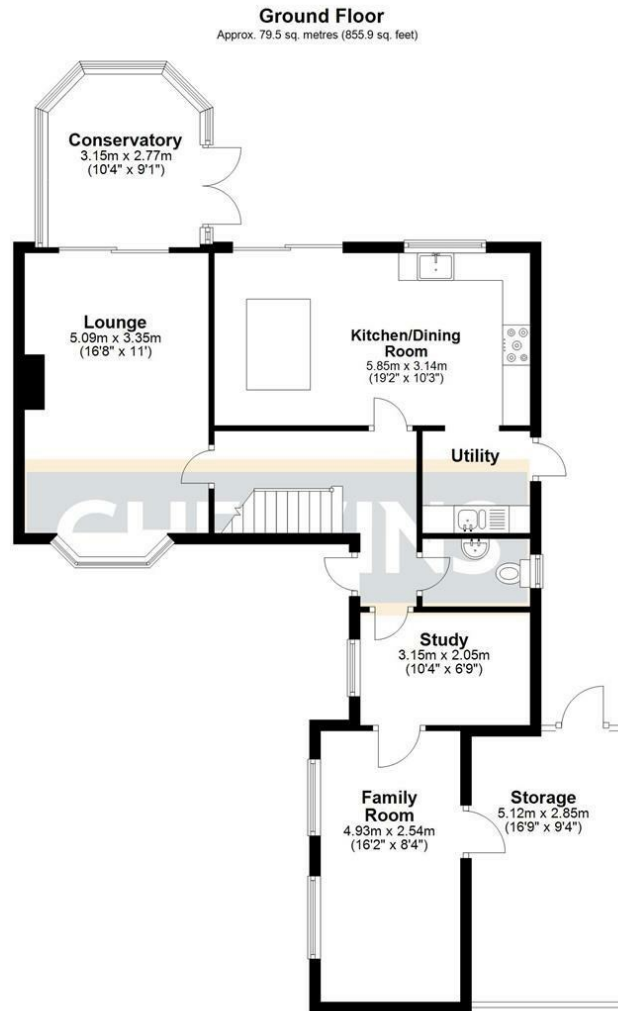


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £495,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – East Cambs District Council





Total area: approx. 138.7 sq. metres (1492.7 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

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.

