



Wellington Street, Littleport, CB6 1PN

CHEFFINS

Wellington Street

Littleport,
CB6 1PN



- Substantial Detached Home
- 4 Bedrooms
- Superb Refitted Kitchen / Dining Room & Bathroom
- 2 Spacious Reception Rooms
- 2 Rooms Suitable for Work Space
- Good Size Mature Plot with Driveway & Garage
- Outbuildings
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating E

A substantial detached home with superb rear garden, refitted kitchen and bathroom and offered for sale with no upward chain. Accommodation comprises entrance hall, well proportioned lounge and separate family room, superb refitted kitchen/dining room, 2 additional ground floor rooms suitable for office space, cloakroom, 4 bedrooms and refitted bathroom. To the rear of the house there is an enclosed driveway, large garage, outbuildings offering scope for conversion and a superb mature garden.

To fully appreciate the extent of the accommodation and plot a viewing is highly recommended.

Offers In Excess Of £575,000



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 centr

ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, radiator.

LOUNGE

With double glazed window to front aspect, ornamental fireplace (currently not used) with marble surround, radiator.

FAMILY ROOM

With double glazed windows to front and side aspects, ornamental fireplace (not used) with marble hearth and surround, radiator.

KITCHEN / DINING / FAMILY ROOM

With 3 double glazed windows and door to rear garden, newly fitted with a superb range of painted wall and base level storage units and drawers, together with oak work surfaces and double bowl ceramic sink unit and drainer, space for Range style oven, extractor canopy, integrated dishwasher, original built-in storage cupboards, ornamental fireplace (not used), radiator.

LEAN-TO ROOMS

Accessed from the kitchen there are 2 interconnecting rooms which would offer excellent work space, one has a door to the front and one with a door to the rear garden.

CLOAKROOM

With low level WC and wash basin.

FIRST FLOOR LANDING

Incorporating a sitting area and with a double glazed window to the front aspect.

BEDROOM 1

With double glazed window to front aspect, cast iron fireplace (not used), 2 built-in cupboards, picture rails, radiator.

BEDROOM 2

With double glazed window to front aspect, ornamental fireplace (not used), radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to rear aspect, cast iron fireplace (not used), airing cupboard housing hot water cylinder, radiator.

BATHROOM

Refitted with freestanding roll-top bath, vanity unit with wash basin, low level WC, shower cubicle, access to loft which has been reinsulated, 2 double glazed windows to rear aspect.

OUTSIDE

To the side of the house there is a driveway shared with the neighbouring property which leads to a large single garage with store room at the rear. A pair of wrought iron gates lead round to the rear of the house and a private enclosed driveway adjoining the garden. To the side of the house there is a courtyard area with a range of brick built outbuildings which are currently unused but offer excellent scope


to be converted into office space/studio or small annexe (subject to obtaining any necessary consents).

The rear garden is a most attractive feature of the property and has an expansive lawn bordered by mature and extremely well stocked beds, together with mature trees. At the bottom of the garden there is a vegetable patch and a greenhouse.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Offers In Excess Of £575,000
Council Tax Band - E
Local Authority - East Cambs District Council







Total area: approx. 177.1 sq. metres (1905.9 sq. feet)



Agents note:

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

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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.



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