



Cannon Street, Little Downham, CB6 2SR

CHEFFINS

Cannon Street

Little Downham,
CB6 2SR

- Spacious Detached Home
- 4 Double Bedrooms (Master with Refitted Ensuite)
- Lounge, Dining Room & Study
- Superb Refitted Kitchen/Dining Room & Utility
- Driveway, Garage & Gardens
- Non Estate Location
- Immaculately Presented Throughout

An exceptionally spacious 4 double bedrooomed detached house of approximately 1768 Sq Ft, situated within a popular non estate location. The property comprises on the ground floor, entrance hall, cloakroom, superb refitted kitchen/dining room, utility, study, lounge and separate dining room. On the first floor there are 4 double bedrooms (master with refitted ensuite) and spacious family bathroom. Outside there is a driveway, single garage and enclosed rear garden. The property is immaculately presented throughout and viewing is highly recommended.

4 2 3



Guide Price £585,000



LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

ENTRANCE HALL

With door to front aspect, stairs to first floor, under stairs storage cupboard, engineered oak flooring, radiator.

CLOAKROOM

With pedestal hand wash basin, low level WC, radiator.

KITCHEN / DINING ROOM

With double glazed window to rear aspect with French doors onto garden, refitted with a superb range of high gloss wall and base level storage units and drawers with matching work surfaces, stainless steel sink unit and drainer, built-in electric double oven, gas hob and extractor hood, dishwasher, fridge and freezer, telephone point, television point, tiled floor, radiator.

UTILITY

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

STUDY

With double glazed window to side aspect, radiator.

LOUNGE

With double French doors to rear garden, television point, 2 radiators.

DINING ROOM

With double glazed window to front aspect, telephone point, television point, radiator.

FIRST FLOOR LANDING

With double glazed window to front aspect with an attractive view, access to loft which is part boarded, cupboard, radiator.

BEDROOM 1

With double glazed window to rear aspect, radiator.

ENSUITE

With double glazed window to side aspect, refitted with superb suite comprising large walk-in shower, wall mounted vanity unit with wash basin, WC, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, built-in double wardrobe, radiator.

BEDROOM 3

With double glazed window to front aspect with an attractive view between properties of Ely Cathedral, radiator.

BEDROOM 4

With double glazed window to front aspect with an attractive view, radiator.

BATHROOM

With suite comprising low level WC, wall hung wash basin, panelled bath, separate shower cubicle, double glazed window to side aspect, radiator.

OUTSIDE

To the front of the property there is a driveway providing ample side-by-side parking and leading to a single garage with electric up and over door. Gated pedestrian access leads alongside the house to the rear garden which is fully enclosed and mainly laid to lawn with an extended area of paved patio.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - F


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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



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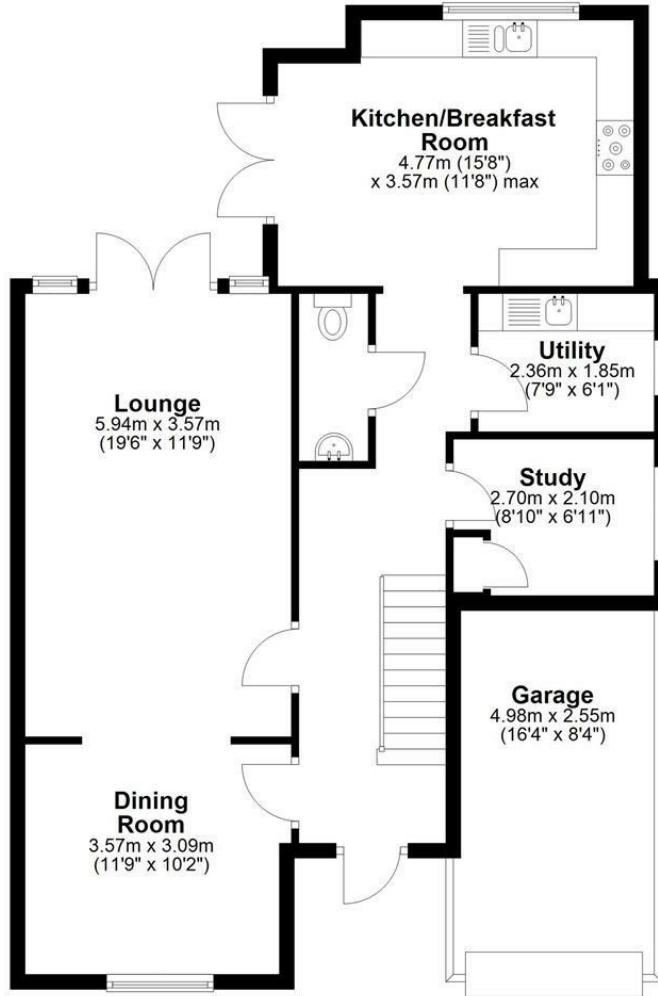
Tenure - Freehold

Council Tax Band - F

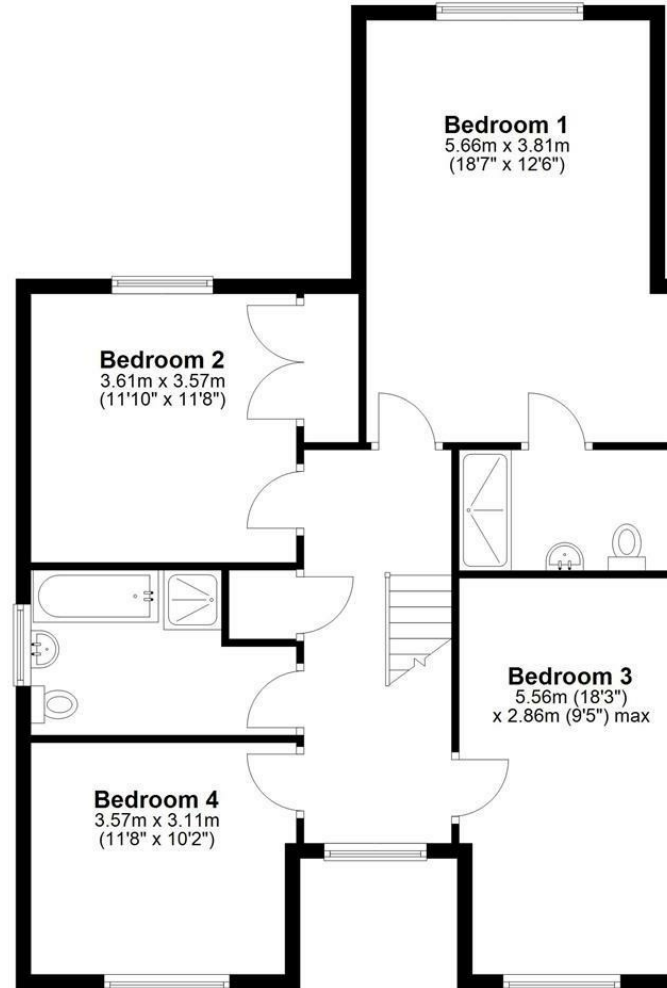
Local Authority - East Cambs

District Council

Ground Floor
Approx. 75.9 sq. metres (816.6 sq. feet)



First Floor
Approx. 88.5 sq. metres (952.2 sq. feet)



Total area: approx. 164.3 sq. metres (1768.8 sq. feet)

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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.