



Peacock Way, Littleport, CB6 1AB

CHEFFINS

Peacock Way

Littleport,
CB6 1AB

- Extended Detached Bungalow
- Deceptively Spacious Accommodation
- 4 Bedrooms (1 Ensuite)
- Lounge & Kitchen / Dining Room
- Driveway & Garage
- Generous Rear Garden to Rear with Workshop
- Solar Panels & 9.5KW Battery Storage
- Freehold / Council Tax Band D / EPC Rating B

Cheffins are delighted to offer to the market this deceptively spacious family home, located in the popular village of Littleport.

This extended bungalow offers generous accommodation from 4 double bedrooms, the master bedroom offering a generous ensuite shower room, a lounge to the front with doors leading out to the front garden, a family bathroom to the rear and the hub of the home, the kitchen / diner that also provides access to the rear garden.

Outside, there is a generous driveway providing off road parking for 4/5 cars and leading up to a single garage. There is also a lawned garden with mature hedgerows to the side. At the rear is a generous, mainly laid to lawn garden with paved patio and a timber workshop at the rear plus gated access to the front.

To fully appreciate the size and potential of this great family home, an early viewing is highly recommended.

4 2 1

Guide Price £350,000





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 centres.

HALLWAY

With airing cupboard and further storage cupboard, access to loft, door to side aspect, radiator.

LOUNGE

With window to side aspect, patio doors to front aspect leading to the front garden, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surface over, double sink unit with mixer tap, plumbing for washing machine and dishwasher, wall mounted boiler, space for double oven with extractor hood over, window to rear and side aspects, door to side aspect into garden, breakfast bar.

BEDROOM 1

With window to side aspect, built-in wardrobes, radiator, door to:

ENSUITE

With 3-piece suite comprising low level WC, wash hand basin and double shower cubicle, window to side aspect, heated towel rail.

BEDROOM 2

With window to side aspect, radiator.

BEDROOM 3

With window to side aspect, radiator.

BEDROOM 4

With door to rear aspect, radiator.

BATHROOM

With 3-piece suite comprising low level WC, wash hand basin in vanity unit, panelled bath with shower over, window to rear aspect, towel rail.

OUTSIDE

To the front there is a driveway providing off road parking for 4/5 vehicles and a garage with up and over door, power and light connected. There is also a mainly laid to lawn garden with paved pathway leading to the front door.

The rear garden is mainly laid to lawn with paved patio and houses a timber workshop with power connected.

AGENTS NOTE

The property has solar panels and 9.5kw battery storage.

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

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	88	91
(69-80) C		
(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 £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District

Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

