35 Saffron Close, Littleport

Ely

RICHARD BOOTH ESTATE AGENTS

£320,000

35 Saffron Close

Littleport, Ely

An established semi detached property overlooking a green to the front and offering versatile accommodation.

Comprising on the ground floor, entrance hall, lounge, refitted kitchen/breakfast room, shower room and double bedroom, study and additional reception which has previously been used as a fourth bedroom. On the first floor there are 2 double bedrooms and a bathroom, whilst outside there is a driveway to the front and mature rear garden with an excellent workshop measuring approximately 22’ x 21’ with power and light connected.

The property benefits from no upward chain and to fully appreciate the nature of the accommodation a viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

- Versatile Semi Detached Home
- 2 First Floor Bedrooms & 1 Ground Floor Bedroom
- Extra Reception Room/Ground Floor Bedroom
- Lounge, Refitted Kitchen & Study
- Ground Floor Shower Room & First Floor Bathroom
- Mature Rear Garden & Driveway
- 22' x 21' Workshop
- No Upward Chain

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

LOUNGE
With double glazed window to front, television point, radiator.

KITCHEN / BREAKFAST ROOM
With double glazed window to rear aspect, refitted with a wide range of high gloss wall and base level storage units and drawers with matching work surfaces and undermounted sink, 2 built-in electric ovens, combination oven and coffee machine, dishwasher, plumbing for washing machine, island unit with cupboards and work surfaces/breakfast bar, Velux window, radiator.

FAMILY ROOM / EXTRA RECEPTION
This room has previously been used as a fourth bedroom and has two pairs of double glazed French doors to rear garden, radiator.

STUDY
With door to outside.

GROUND FLOOR BEDROOM (3)
With double glazed window to front aspect, radiator.

SHOWER ROOM
With shower cubicle, low level WC, wash basin, heated towel rail.

FIRST FLOOR LANDING
With large double glazed window to side aspect.

BEDROOM 1
With 2 double glazed windows to front, cupboard housing gas fired combination boiler, air conditioning unit, radiator.

BEDROOM 2
With double glazed window to rear aspect, radiator.

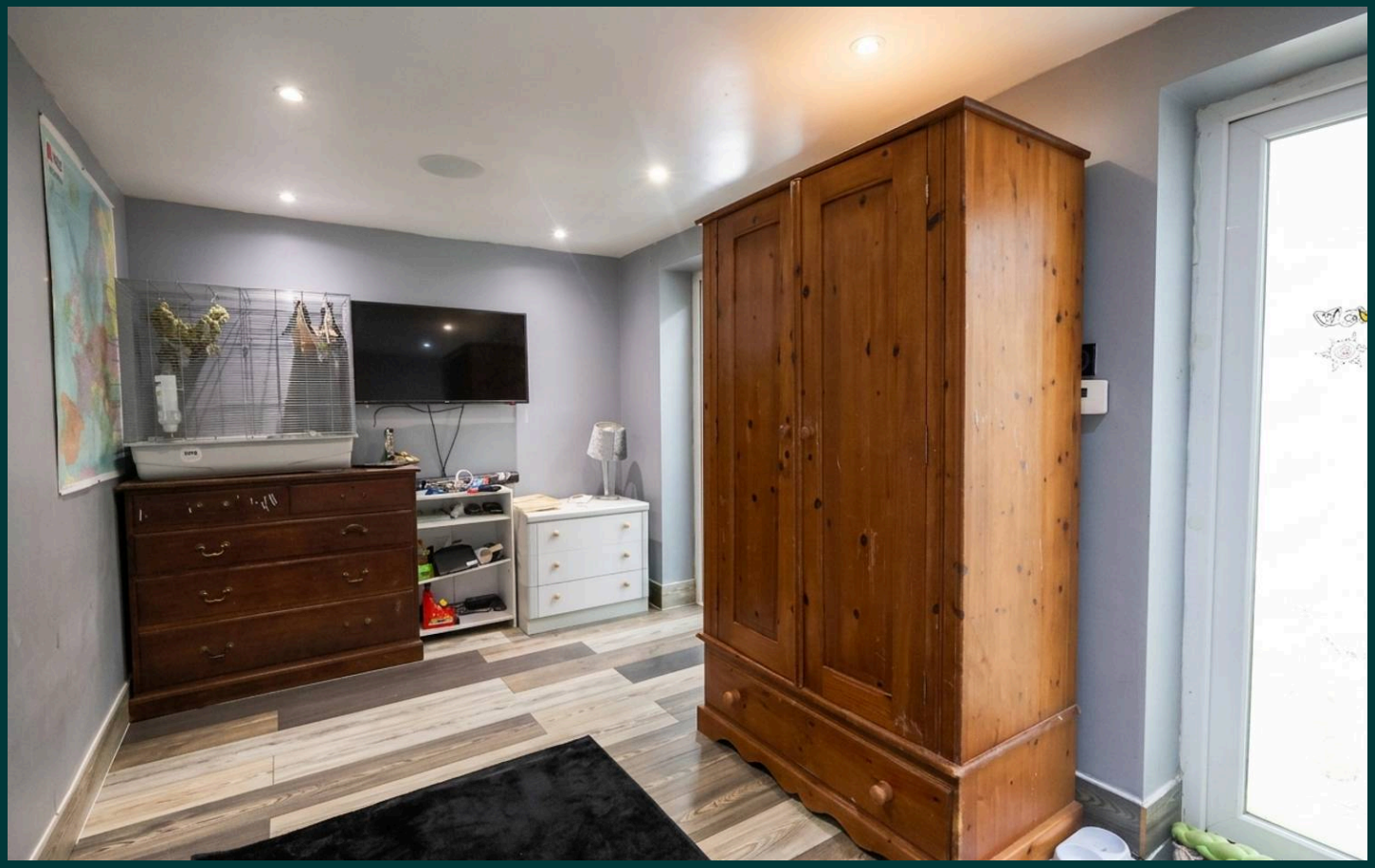
BATHROOM
With double glazed window to rear aspect, fitted with a modern suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment off the taps, heated towel rail, electric under floor heating.

AGENTS NOTE
The property is equipped with 10 roof top solar panels supplying electricity, complimented by a 10KW battery system.

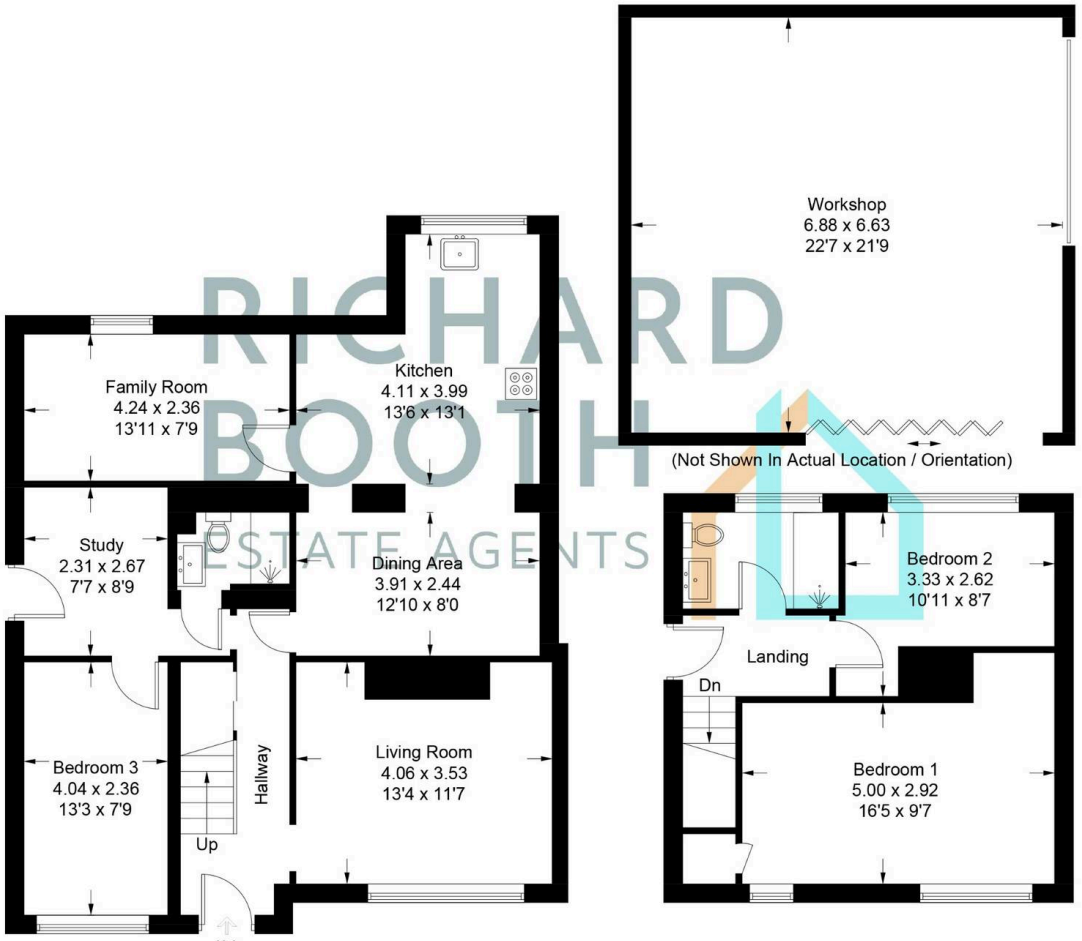
OUTSIDE

To the rear of the property there is a covered patio suitable for a hot tub and leading onto the remainder of the garden where there is a large fish pond and lawn leading to the rear where there is a further covered area housing an outdoor kitchen/bar which leads to an excellent workshop with double doors, roller shutter door, power and light connected and measuring approximately 22' x 21'.

A driveway to the front provides off road parking.



Approximate Gross Internal Area =153.2 sq m / 1649 sq ft



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