

GRAY TOYNBEE

10 Littlefield Close

Wilburton, CB6 3RU

Guide price £375,000

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- Detached bungalow
- Quiet cul-de-sac position
- Garage and driveway
- Generous garden

A three-bedroom detached bungalow occupying a generous quarter-acre plot at the end of a quiet cul-de-sac, with a particularly appealing west-facing wraparound garden.

The property is entered via a porch leading into the entrance hall, which includes a cloakroom and provides access to the main accommodation. The dining/family room retains its original parquet flooring and offers a central space within the home. The kitchen is fitted with wall and base units with work surfaces over, an oven, and space and plumbing for additional appliances. It also houses the oil-fired boiler.

Situated at the rear of the property, the living room enjoys a dual aspect with views over the garden and patio doors providing direct access outside.

There are three bedrooms, including two well-proportioned doubles with built in storage, and a further single, currently used as a studio. The bathroom comprises a bath, separate shower cubicle,















basin and WC.

Outside, the property benefits from a driveway providing off-road parking and a single garage. Gated access leads to the generous wraparound garden, which is predominantly laid to lawn and features mature trees, shrubs and flower beds. Further features include a pond, currently not in use, a patio, greenhouse and additional outdoor storage.

Wilburton is situated approximately 4 miles west of Ely and 15 miles north of Cambridge. The village offers a range of local amenities, including a primary school, community shop, public house, social club, recreation ground and St Peter’s Church. Surrounded by the Fenland countryside, Wilburton benefits from bus links to Cambridge and convenient road connections to Ely and the wider area.

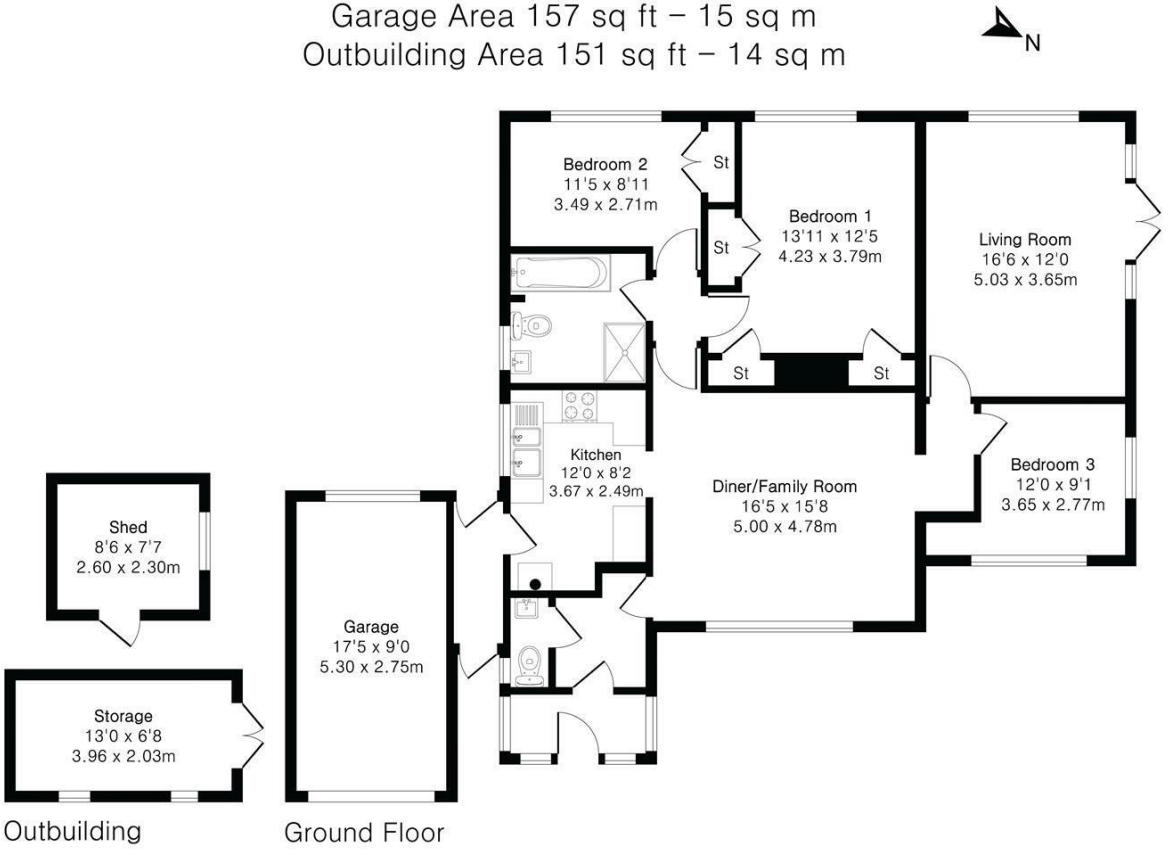
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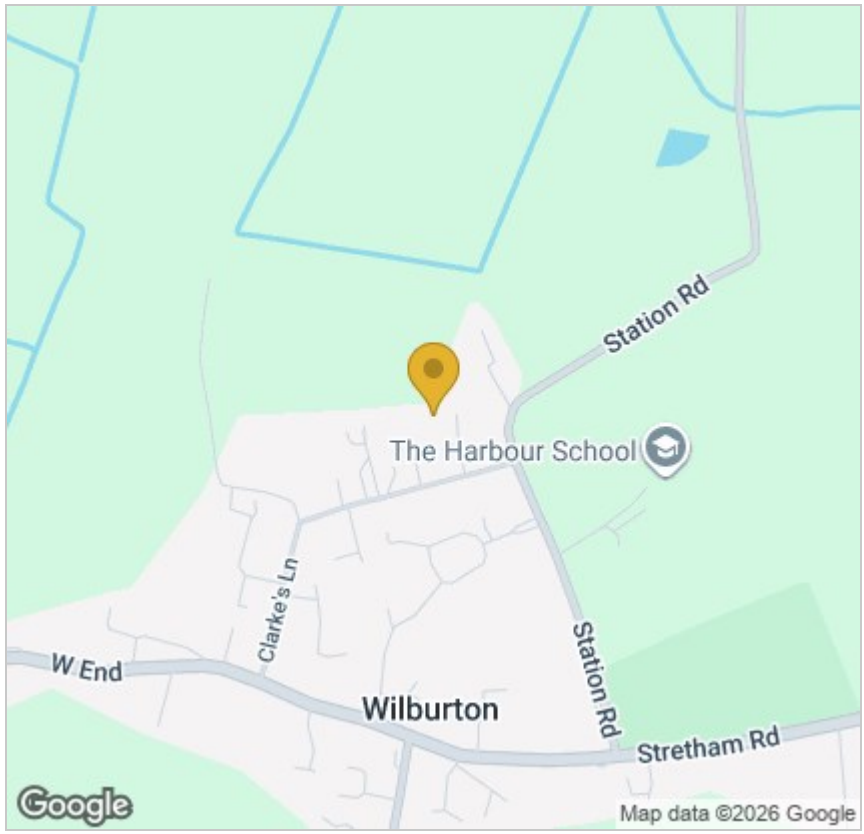




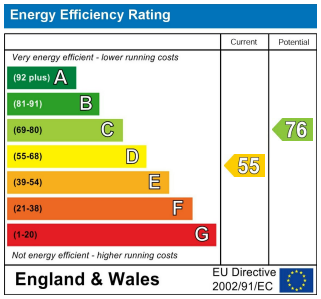
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Approximate Gross Internal Area 1151 sq ft - 107 sq m
(Excluding Garage & Outbuilding)
Garage Area 157 sq ft – 15 sq m
Outbuilding Area 151 sq ft – 14 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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