



Ely Road, Little Downham, CB6 2SN

**CHEFFINS**

# Ely Road

Little Downham,  
CB6 2SN

4 2 2

**Guide Price £450,000**

- Semi Detached House
- 4 Bedrooms (1 Ensuite)
- 2 Reception Rooms, Kitchen/Dining Room & Utility
- Driveway for Ample Parking & Garden
- Garden to Rear with Field Views
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are delighted to market this well-presented family home, situated in the highly sought-after village of Little Downham.

The accommodation comprises an entrance hall, living room, kitchen/dining room, utility room and study. To the first floor there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property is set back from the road and benefits from a gravelled driveway providing off-road parking, along with a single garage that is accessible from the house. To the rear there is a generous enclosed garden featuring a paved patio area and a laid lawn with views over the surrounding fields.





## 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 entrance door, stairs rising to the first floor, full length double glazed window to front, under stairs storage cupboard, wooden flooring, radiator.

## CLOAKROOM

With low level WC, corner vanity wash hand basin with storage beneath, tiled splashback.

## LIVING ROOM / FAMILY ROOM

An 'L' shaped room with double glazed windows to front, 2 radiators, fireplace with wood burner and storage cupboards either side, additional storage shelving with cupboard space, full length radiator, double doors leading to:

## KITCHEN / DINING ROOM

With wall and base units, worktop space, breakfast island, integrated 1 1/4 sink with mixer tap, integrated 5-ring gas hob with stainless steel extractor fan and splashback, tiled splashbacks, integrated oven and grill, space for dishwasher, space for fridge/freezer, 2 radiators (1 being full length radiator), tiled flooring, double glazed window to rear, 2 velux windows, French doors leading to the garden, door to garage, door leading to:

## UTILITY ROOM

With worktop space for storage cupboard, space for washing machine and tumble drier, integrated stainless

steel sink with mixer tap, double glazed windows and French doors to the side leading into the garden, tiled flooring, door to:

## STUDY

With double glazed window to side, radiator, tiled flooring.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With double glazed window to the rear, radiator, 2 built-in wardrobes, door to:

## ENSUITE

With freestanding bath with mixer tap and hand-held shower head, shower cubicle with rainfall shower head and tiled splashbacks, low level WC, wash hand basin with mixer tap, tiled splashback and storage under, heated towel rail, double glazed window to rear, laminate flooring,

## BEDROOM 2

With double glazed window to rear, radiator, shelving.

## BEDROOM 3

With double glazed window to front, radiator.

## BEDROOM 4

With double glazed window to front, radiator, storage cupboard.

## SHOWER ROOM

With shower cubicle with rainfall shower heated, tiled splashback, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, tiled splashback surrounding, frosted double glazed window to front, laminate flooring,

## OUTSIDE

The property is set back from Ely Road with fenced borders and a gravelled driveway providing ample parking. There is an integral garage with power connected, wall mounted gas boiler, electric up and over door and door into the kitchen/dining room. Side gated access leads into the rear garden.

The rear garden is fully enclosed by wooden fence panels and is predominantly laid to lawn garden with a paved patio, variety of trees including fruit, herbaceous borders, timber shed and further patio to the rear overlooking fields.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

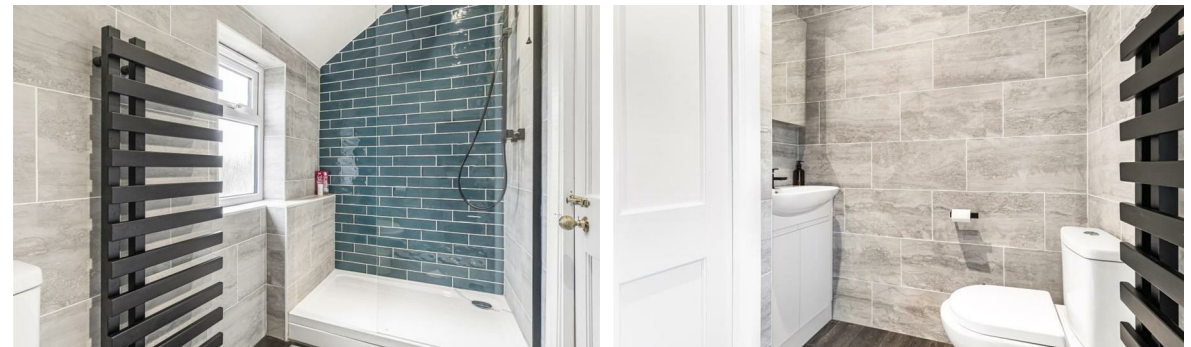






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>64</b>	

England & Wales EU Directive 2002/91/EC



Guide Price £450,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambs District Council



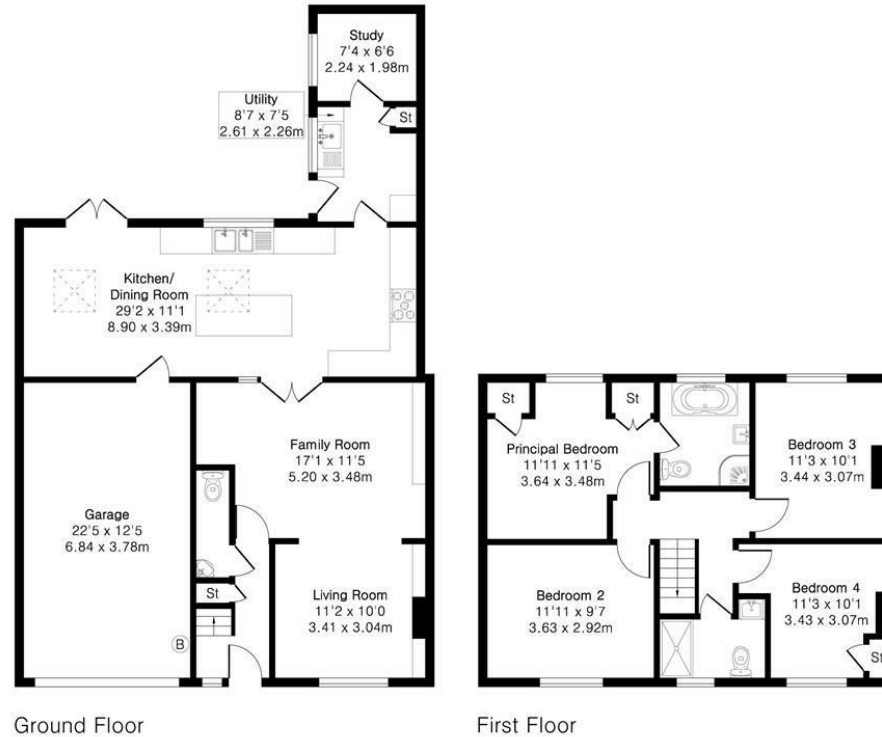


**Approximate Gross Internal Area 1481 sq ft - 138 sq m  
(Excluding Garage)**

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 657 sq ft – 61 sq m

Garage Area 273 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

