



26 Woodfen Road, Ely, CB6 1JP

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### A Spacious Three-Bedroom Home with Generous Driveway, Garage & Conservatory

A well-proportioned three-bedroom home offering approximately 1,383 sq ft of accommodation, together with a particularly generous driveway and garage, situated in a popular residential area of Littleport.

The ground floor provides a welcoming entrance hall, a spacious 21'8" living room with plenty of natural light and access to the conservatory, plus a well-sized 12'8" kitchen. The conservatory provides an additional reception space and enjoys views towards the garden.

There is also a useful ground floor WC, while upstairs are three good-sized bedrooms, together with the family bathroom and landing.

Outside, the property benefits from an impressive front driveway providing extensive off-road parking, leading to the garage. The garage offers useful additional storage or workshop space.

### Features

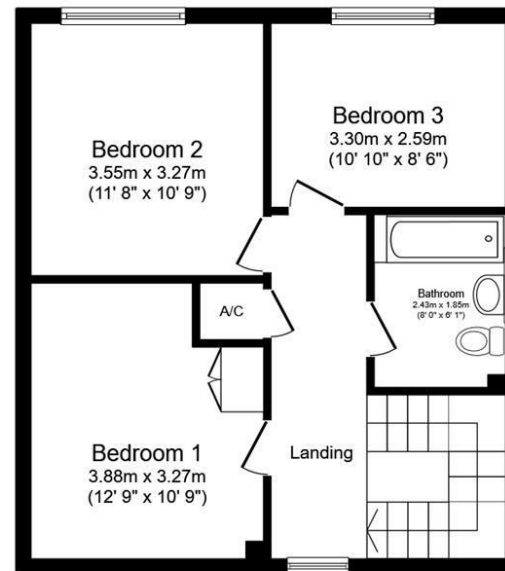
- Spacious three-bedroom home
- Approximately 1,383 sq ft
- Large living room
- Conservatory
- Well-proportioned kitchen
- Ground floor WC
- Three good-sized bedrooms
- Garage
- Very generous driveway with extensive parking
- Excellent potential for further updating and personalisation







Ground Floor



First Floor

Total floor area: 128.5 sq.m. (1,383 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**TENURE**  
Freehold

**SERVICES**  
Water, Electricity and Drainage.

**LOCAL AUTHORITY**  
East Cambs

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
|                                             | Potential |                                                                 | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |
| England & Wales                             |           | England & Wales                                                 |           |

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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX  
01353 665020  
[sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk)  
[clarkhomes.co.uk](http://clarkhomes.co.uk)

 **david clark**  
& company