



31 Cannon Street, Little Downham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£725,000

31 Cannon Street

Little Downham, Ely

Situated within a half acre plot (STS) backing onto fields, this extended detached bungalow presents a rare opportunity to acquire a beautifully maintained home in a highly sought after elevated position, offering outstanding views over open countryside and Ely Cathedral.

The accommodation is thoughtfully arranged, comprising four double bedrooms, including a principal suite with a newly fitted ensuite shower room and a dressing room. There is also a spacious, newly refitted family bathroom. Living spaces include a lounge, a separate family room, and a kitchen/dining room, complemented by a large utility room for added convenience.

The outside space is a particular feature of the bungalow, providing a wonderful setting for both relaxation and recreation. The rear garden is superbly maintained and offers a high degree of privacy, with uninterrupted views across open countryside towards the Cathedral.

The property benefits from planning permission to further extend the living area, providing scope for future development.

Located close to a nature reserve, community orchard and picturesque country walks, the bungalow offers a tranquil lifestyle within easy reach of local amenities.

This outstanding bungalow, with its extensive grounds and breath taking views, must be viewed in person to be fully appreciated.

- Extended Detached Bungalow
- Sought After Elevated Location With Stunning Views Of Countryside & Cathedral



31 Cannon Street

Little Downham, Ely

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Bungalow
- Sought After Elevated Location With Stunning Views Of Countryside & Cathedral
- Superbly Maintained Half Acre Plot (STS) Backing Onto Fields
- 4 Double Bedrooms (1 With Dressing Room & New Ensuite)
- Spacious & Newly Refitted Bathroom
- Lounge & Family Room
- Kitchen/Dining Room & Large Utility
- Planning Permission To Extend Living Area
- Close To Nature Reserve, Community Orchard & Country Walks



Porch

With door to front, radiator.

Hallway

With access to loft, radiator.

Walk Through Dressing Room

With fitted hanging rails.

Bedroom 1

A superb room with vaulted ceiling, double glazed French doors and windows onto Juliet balcony giving a stunning view down the garden and across fields to the Cathedral. Two radiators.

En-suite

Newly formed and with suite comprising built in low level WC and wash basin with storage units, large walk in shower, double glazed window to side, heated towel rail.

Bedroom 2

With double glazed window to side, radiator.

Bedroom 3

With double glazed window to front, fitted wardrobes and drawers, radiator.

Bathroom

Newly created and comprising built in low level WC and basin with storage units, bath, separate shower, double glazed window to side, heated towel rail.

Kitchen/Dining Room

With double glazed window to front, fitted with a range of matching wall and base level units, drawers and worksurfaces, sink unit and drainer, further built in cupboards, plumbing for dishwasher, cooker space, radiator.

Inner Hall

With cupboard with double glazed window to front, radiator.



Utility

With double glazed window to front and door to rear, fitted with a wide range of storage units and worksurfaces, sink and drainer, plumbing for washing machine, space for tumble dryer, integrated freezer, radiator.

WC

With double glazed window to rear, built in WC and sink, radiator.

Family Room

With wood burner, superb views to the rear of the garden, countryside and Cathedral beyond, radiator.

Bedroom 4

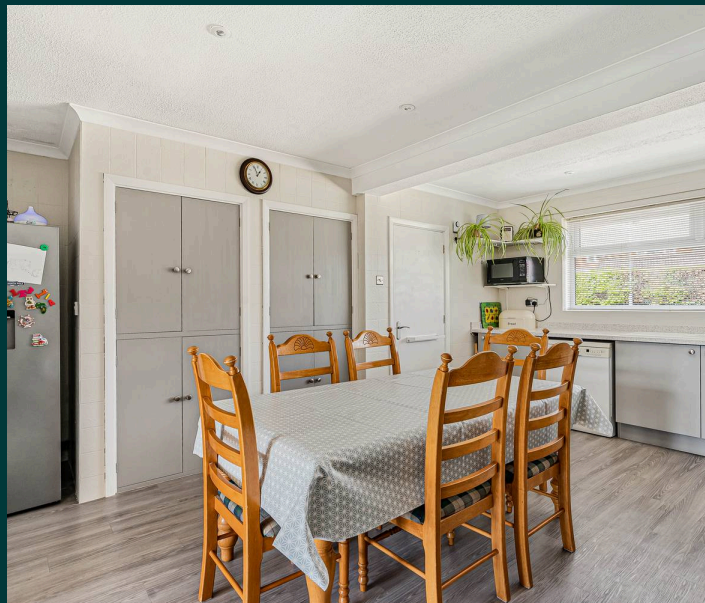
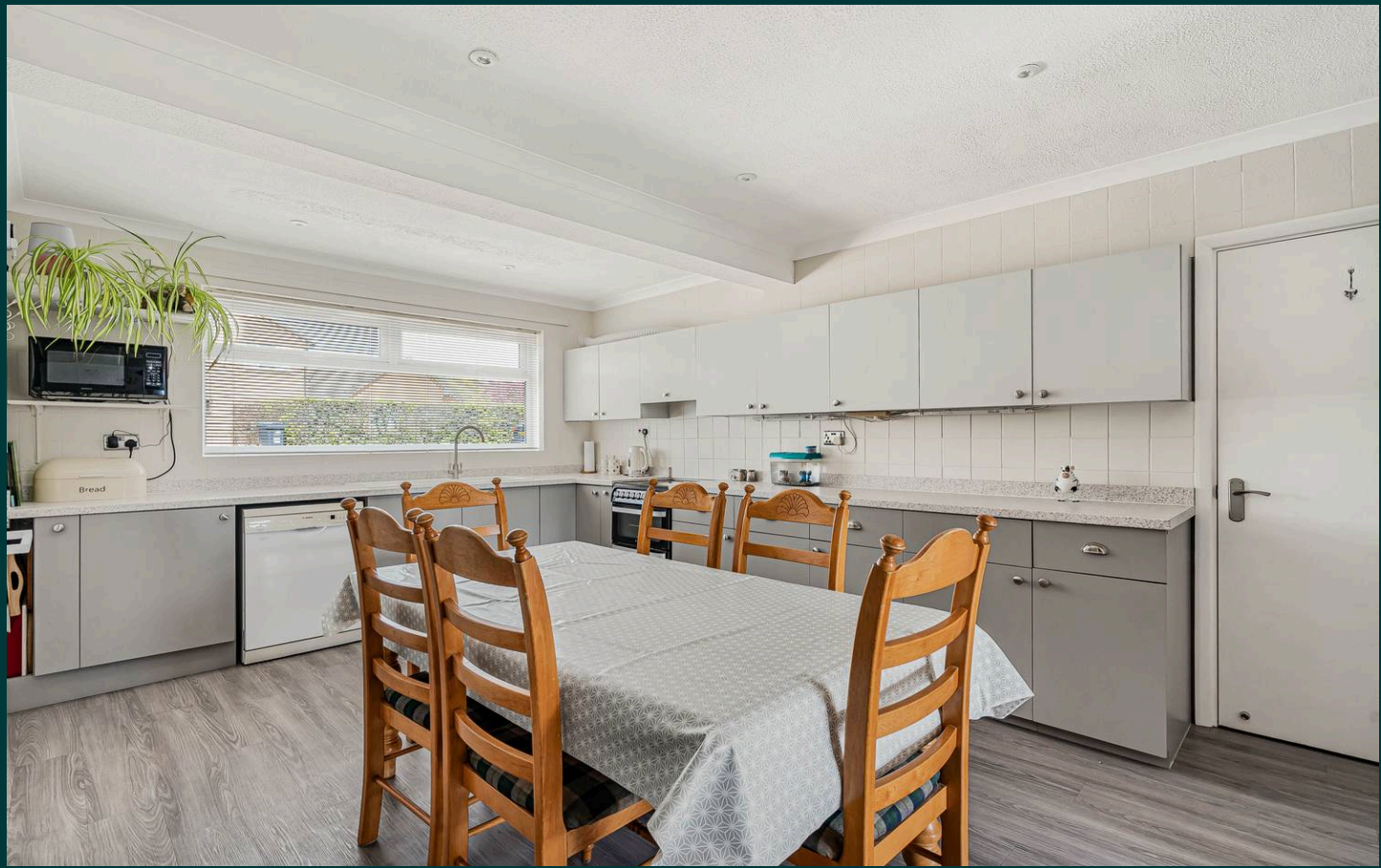
With double glazed windows to rear and side, Velux window, radiator.

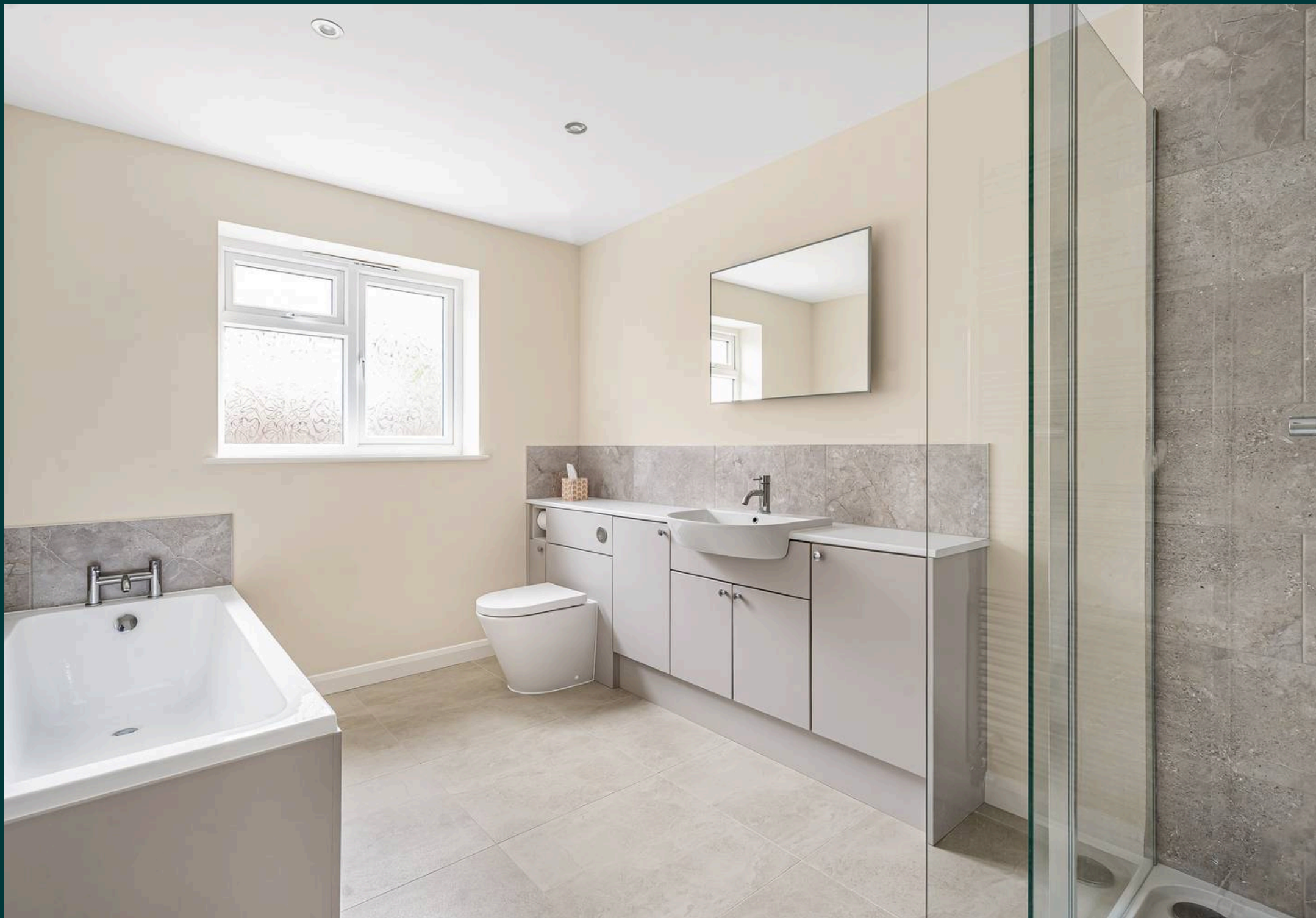
Sun Room

With double glazed window and French doors to rear garden and giving superb views, vaulted and beamed ceiling, brick open fireplace, two radiators.

Agents Note

The current owners obtained planning permission to extend the bungalow. The work has been carried out so far as to extend the bedrooms and bathroom area, however, the permission also included extending the living area which hasn't been completed. There is excellent scope for the new owner to finish this extension and create a superb living space looking out towards the cathedral. (The architect's drawing is shown within our advert)





Outside

The property sits within a superb half acre plot (subject to survey) backing onto fields with beautiful views across countryside of Ely Cathedral. The rear garden is well maintained and offers excellent privacy. Adjoining the bungalow is a lawn with a large timber outbuilding/workshop with electricity connected. A picket fence and gate then lead to a vegetable garden with more sheds and a chicken coup. Beyond this is an orchard with apple, plum and pear trees. The garden provides a most attractive setting and should be viewed to be fully appreciated.

To the front there is a spacious gravelled driveway.

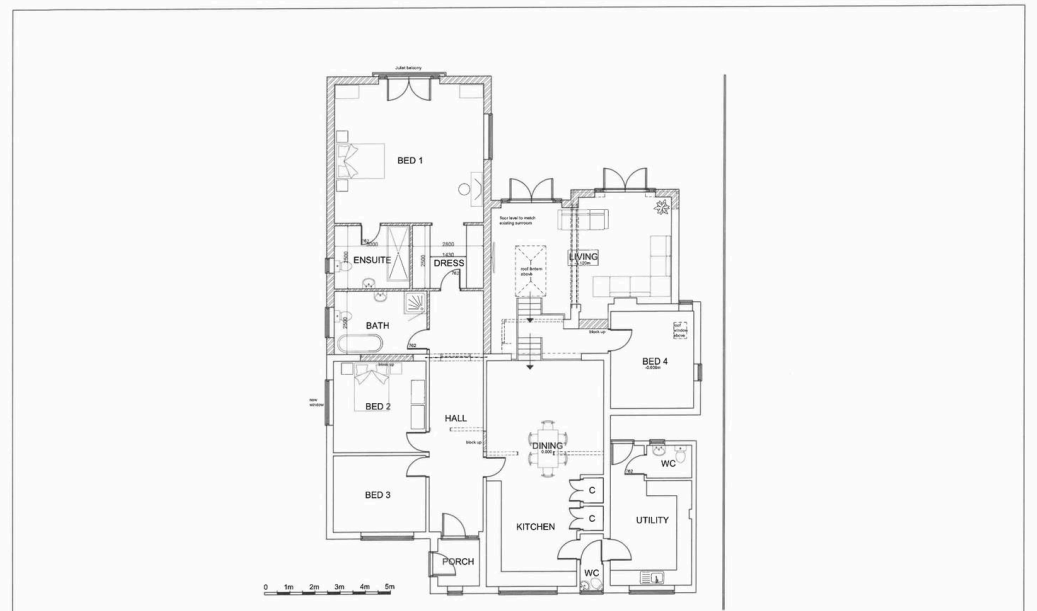












Contract :
EXTENSION TO 31, CANNON
STREET, LITTLE DOWNHAM, ELY,
CAMBS.

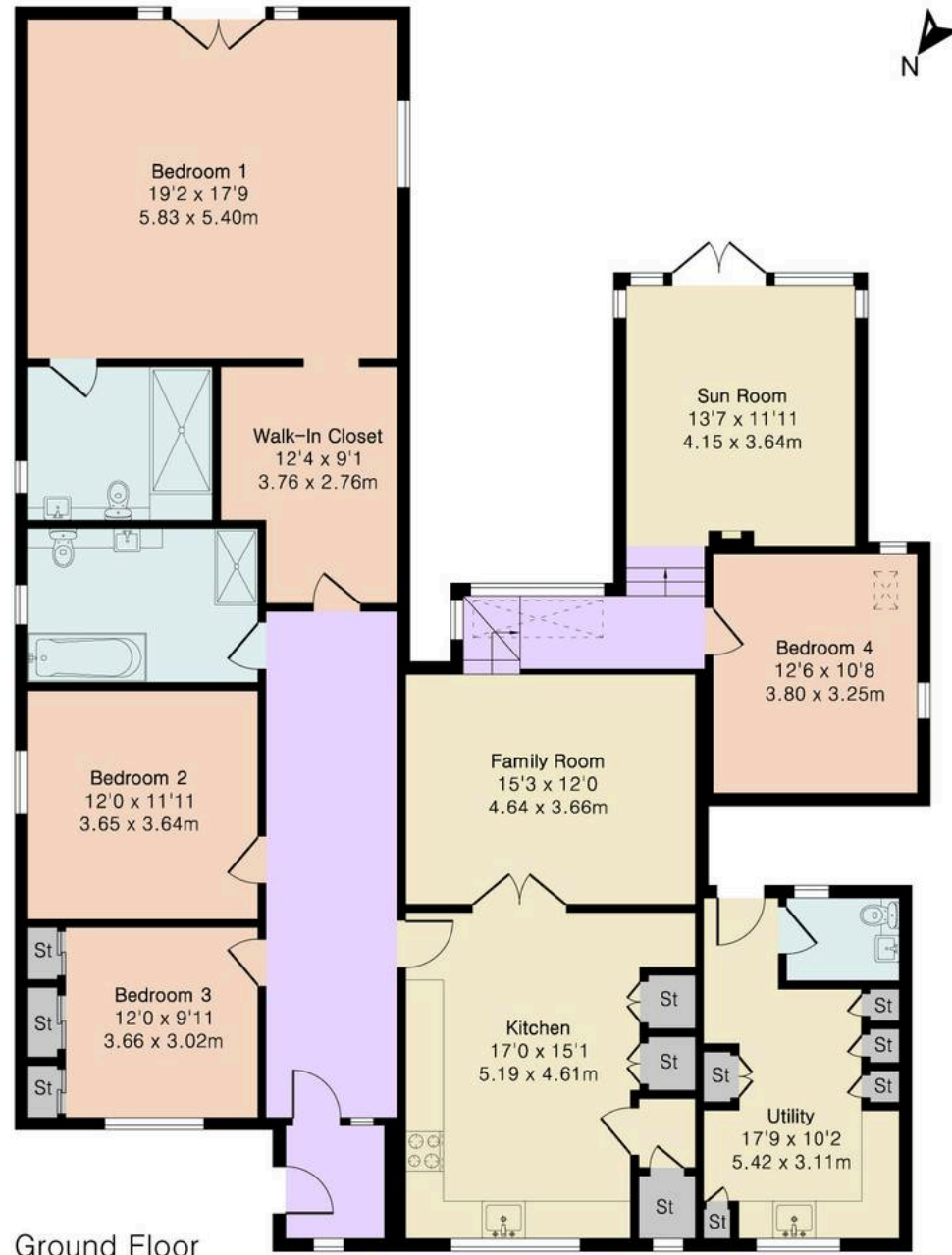
Title :
GROUND FLOOR PLAN
AS PROPOSED

These drawings are the COPYRIGHT of Greg Saberton Design. Unauthorised
copying is not permitted.

Scale : 1 : 100 Date : JUN 2022
Drawing Number : 05 / 2287a / 22
Revisions : -

GREG SABERTON DESIGN
ARCHITECTURAL DESIGN CONSULTANCY
North Westham, Ely, Cambs, Cambridgeshire, CB9 6JH
Tel: 01223 887969
Email: greg@gregsabertondesign.co.uk

Approximate Gross Internal Area 2159 sq ft - 201 sq m



Ground Floor



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

