

7 Black Horse Drove, Littleport

Ely

RICHARD BOOTH ESTATE AGENTS

£425,000

7 Black Horse Drove

Littleport, Ely

This impressive four bedroomed detached house offers approximately 2,390 sq ft of well-presented accommodation, set within a semi-rural location overlooking open countryside and convenient for Littleport and its mainline railway station.

Offered for sale with no upward chain the extensive and versatile accommodation comprises on the ground floor, entrance hall, modern ground floor wet room, spacious dining room, refitted kitchen/breakfast room and utility, office/playroom, lounge and conservatory. On the first floor there are four double bedrooms and a modern family bathroom.

The outside space is a real feature of the property with a plot of approximately 0.4 of an acre (STS) backing onto farmland and providing a peaceful and attractive environment. The garden is well maintained with lawn, established planting and a vegetable patch. There are also two separate driveways. The garage has been converted to provide two excellent stores or workshops but could be easily converted back for garage use.

To fully appreciate the extent of the accommodation and garden together with the superb countryside setting, a viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Spacious Detached Home Offering Approximately 2,390 Sq Ft of Accommodation
- Superb Plot of Approximately 0.4 of an Acre (STS) Backing onto Fields Offering Attractive Countryside Views
- Semi Rural Location Convenient for Littleport at It's Mainline Railway Station
- 4 Double Bedrooms
- Modern Bathroom & Ground Floor Shower Room
- 3 Reception Rooms & Conservatory
- Superb Refitted Kitchen/Breakfast Room & Utility
- Attractive & Well Maintained Garden
- Well Presented Throughout
- No Upward Chain

ENTRANCE LOBBY
With door to front and double glazed window to side.

ENTRANCE HALL
With stairs to first floor, radiator.

WET ROOM
With modern suite comprising level access shower with screen, low level WC, wash basin, double glazed window to side aspect, heated towel rail.

DINING ROOM
With radiator, double glazed window to front aspect, airing cupboard housing hot water cylinder, large store cupboard with radiator.

KITCHEN / BREAKFAST ROOM
With door and double glazed window to side aspect and further double glazed window to rear with an attractive view down the garden, refitted with a range of high quality modern units comprising wall and base level storage cupboard and drawers with granite work surfaces and undermounted sink, integrated Neff dishwasher, integrated fridge/freezer and double electric oven, hob and extractor hood, breakfast bar.









UTILITY ROOM
Refitted with the same style of units as the kitchen, together with work surfaces and stainless steel sink unit and drainer, oil fired central heating boiler, plumbing for washing machine, stable style door to conservatory.

OFFICE/FAMILY ROOM
With double glazed window to front aspect, cast iron wood burning stove and radiator. Double doors to...

LOUNGE
With cast iron burner, 2 pairs of double glazed patio doors to conservatory, radiator.

CONSERVATORY
Of brick and upvc construction with French doors onto rear garden, radiator.

CONVERTED GARAGE
The garage had been converted by the current owners to suit their business needs but a subsequent owner could convert this back to a working garage once more. Currently it is divided into a front lobby leading into 2 adjoining stores/workshops with a door out into the garden.

FIRST FLOOR LANDING
With double glazed window to side aspect, access to loft, radiator.

BEDROOM 1
With double glazed window to side and 2 double glazed windows to rear giving superb far reaching views of surrounding countryside, access to loft, radiator.

BEDROOM 2
With double glazed window to front aspect, built-in wardrobe, radiator.

BEDROOM 3
With double glazed window to front aspect, double wardrobe, radiator.

DRIVEWAY

1 Parking Space

There are two separate driveways to the front of the house providing off street parking.







BEDROOM 4
With double glazed window to rear aspect giving a superb view of surrounding countryside, radiator.

BATHROOM
With modern suite comprising low level WC, wash basin, panelled bath, separate shower cubicle, double glazed window to rear aspect giving a superb view across countryside, heated towel rail.

AGENTS NOTE
Please note that the property was subject to a subsidence claim originally dating back to 2004. We are advised by the vendors that the claim was in relation to three new additions to the house, namely the single-storey kitchen, conservatory, and front porch. All three had 'settled' and were showing signs of stress where they were connected to the main house. We are advised the main house was unaffected. The original repair work was deemed to be sub-standard and the claim was re-opened in 2012 and the necessary work carried out. A certificate of Structural Adequacy was issued in 2013 stating the cause of the damage being due to root induced clay shrinkage. Mitigation measures were undertaken as well as superstructure repairs and redecoration.

OUTSIDE

The property sits on a superb plot of approximately 0.4 of an acre (STS), backing onto open farmland giving superb views of surrounding countryside.

The majority of garden is situated to the rear of the property and consists of a covered deck providing a most attractive seating area, well maintained and deep flower beds and borders, an expansive lawn, a vegetable garden and an assortment of trees.

To fully appreciate the garden and surrounding environment a viewing is highly recommended.

There are two separate driveways to the front of the house providing off street parking.



























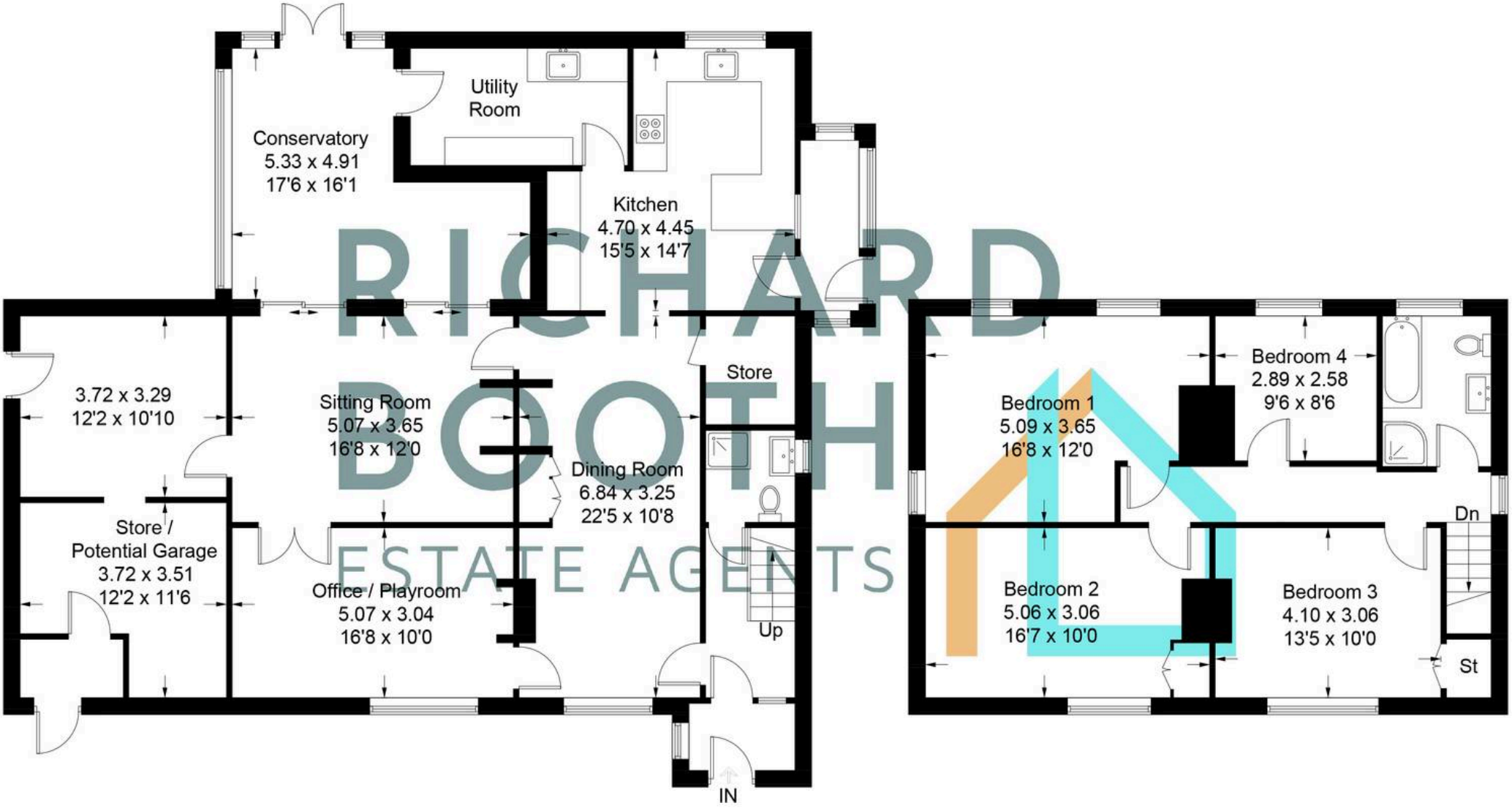








Approximate Gross Internal Area
Ground Floor = 152 sq m / 1634 sq ft
First Floor = 70 sq m / 756 sq ft
Total = 222 sq m / 2390 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1341202)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

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The Property Ombudsman