



Chamberlain Fields, Littleport, CB6 1FJ

CHEFFINS

Chamberlain Fields

Littleport,
CB6 1FJ

- Detached Family Home
- 4 Bedrooms (1 Ensuite)
- 3 Reception Rooms
- Enclosed Garden to Rear
- Off Road Parking & Single Garage
- Popular Residential Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are pleased to offer to the market this detached family home situated in the popular Town of Littleport.

The property offers deceptively spacious accommodation comprising entrance hall, lounge, dining room, study, kitchen, utility room, ground floor cloakroom, 4 bedrooms (1 ensuite) and a family bathroom to complete the internal accommodation. Outside the property is an enclosed mainly laid to lawn rear garden with gated access to rear leading to the single garage and parking space.

The property is offered for sale with the benefit of no upward chain and viewing is by appointment.

4 2 1

Guide Price £350,000





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres

ENTRANCE HALL

With door to front, radiator, stairs to first floor, under stairs storage cupboard.

LOUNGE

With windows to front and side, doors to rear, 2 radiators, gas supply for fireplace (not connected).

STUDY

With window to front, radiator.

DINING ROOM

With window to side, radiator,

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, window to side, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 4-ring gas hob with extractor hood over, integral double oven, plumbing for dishwasher, space for fridge/freezer,

11/2 bowl stainless steel sink unit with mixer tap, window to side and rear, radiator.

UTILITY ROOM

With a range of base units with work surfaces over, window to side, plumbing for washing machine.

FIRST FLOOR LANDING

With window to side, access to loft, airing cupboard housing the hot water tank.

BEDROOM 1

With windows to front and rear, built-in wardrobes, 2 radiators.

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle, window to front, radiator, extractor fan.

BEDROOM 2

With windows to rear and side, radiator.

BEDROOM 3

With window to side, radiator.

BEDROOM 4

With window to side, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, window to side, radiator.

OUTSIDE

To the front a path leads to the front door. The rear of the property is mainly laid to lawn with paved patio and gated access at the rear leading round to the garage. The garage has a metal up and over door, power and light connected and off road parking for 1 car to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Approximate Gross Internal Area 1460 sq ft - 136 sq m (Excluding Garage)

Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 730 sq ft – 68 sq m

Garage Area 158 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs District Council



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.

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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>.

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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.



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