



Yeomans Way, Littleport, CB6 1FL

CHEFFINS

Yeomans Way

Littleport,
CB6 1FL

- Semi Detached Property
- Kitchen / Diner
- 3 Bedrooms (1 Ensuite)
- Enclosed Rear Garden, Garage and Parking
- Freehold / Council Tax C / EPC B

Cheffins are delighted to present this well-presented semi-detached home, ideally located within a popular development in Littleport.

The accommodation comprises a spacious living room, a modern kitchen/dining room perfect for entertaining, and a convenient downstairs cloakroom. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the home benefits from a fully enclosed rear garden—ideal for families and outdoor relaxation—while to the front there is a driveway providing off-road parking and access to a garage.

Viewing is highly recommended.

3 2 1

£300,000





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 HALLWAY

With door to front, stairs leading to the first floor, tiled flooring and radiator.

GROUND FLOOR CLOAK ROOM

With continued tiled flooring, wash hand basin with tiled splashback, low level WC, opaque window to the front, radiator and wall mounted fuse box.

LIVING ROOM

With double glazed window to the front, radiator and TV point.

KITCHEN / DINING ROOM

Fitted with a range of matching base and wall units, cupboards and drawers with worksurfaces over, breakfast bar, stainless steel sink with mixer tap over, integrated 4 ringed gas hob with extractor hood over, integrated oven, integrated dishwasher, integrated washing machine, space for fridge/freezer, wine fridge, instant boiling water tap, double glazed windows to the rear, sliding doors to the garden, two radiators, understairs storage cupboard and laminated flooring.

FIRST FLOOR LANDING

With access to loft and storage cupboard.

BEDROOM 1

With double glazed window to the rear, radiator, built in wardrobe.

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin with mixer tap and shower cubicle. Heated towel rail, laminated flooring, shaving point and extractor fan.

BEDROOM 2

With double glazed window to the front and radiator.

BEDROOM 3

With double glazed window to the front and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin with understorage and side panelled p-shaped bath tub with overhead rainfall showerhead, heated towel rail. Opaque double glazed window to the side and laminated flooring.

OUTSIDE

The rear garden is fully enclosed by wooden fence panels, predominantly laid to lawn with paved patio and access to the garage.

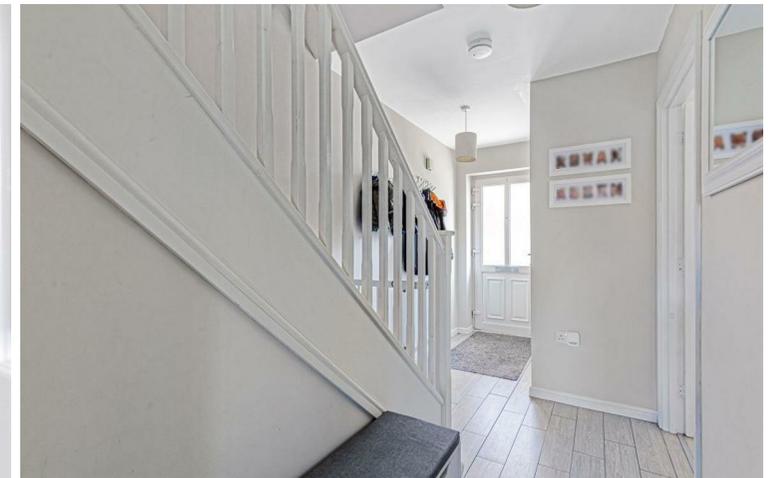
The front of the property there is a pathway leading to the front door with side driveway leading up to a single garage with up and over door.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



£300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council

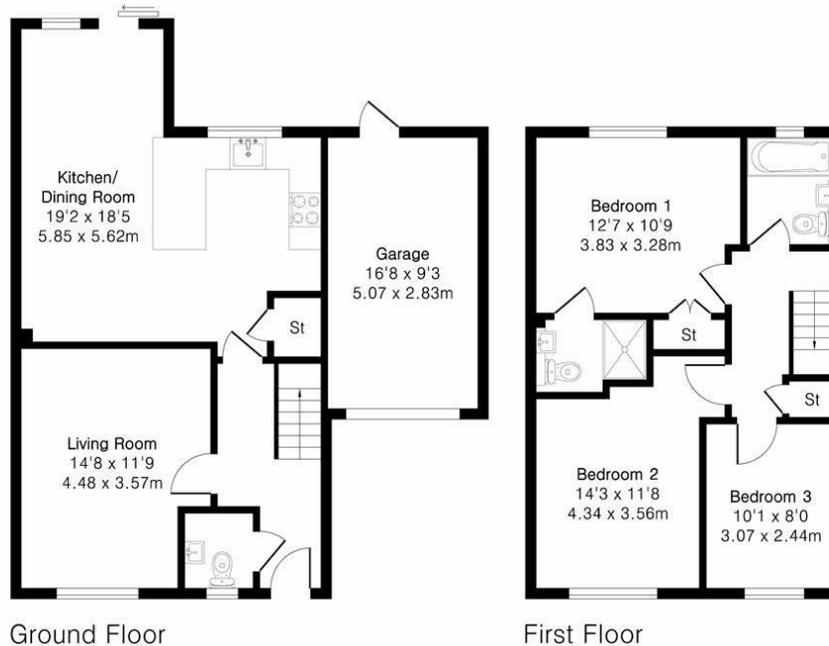


**Approximate Gross Internal Area 1084 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 513 sq ft – 48 sq m

Garage Area 154 sq ft – 14 sq m



Ground Floor

First Floor



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

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.

