



1 Farrier Drive, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£379,950

1 Farrier Drive

Littleport, Ely

This immaculately presented four bedroom detached house is situated within a popular modern development and offers spacious, contemporary living ideal for families or professionals.

The accommodation includes a welcoming entrance hall with cloakroom, a generously proportioned lounge perfect for relaxing or entertaining, and a superb kitchen and dining room that features modern fittings and ample space for family meals. The adjacent utility room adds further practicality, offering additional storage and laundry facilities.

Upstairs, there are four well-appointed bedrooms, including a principal bedroom with an en-suite shower room, alongside a stylish family bathroom. Each room is finished to a high standard, with neutral décor and quality flooring throughout. The property benefits from double glazing and gas central heating, ensuring comfort and efficiency year-round.

Outside, the property has a low maintenance and private rear garden, whilst to the side a driveway offers side by side parking for two vehicles.

With its well-designed layout and contemporary finish, this home is ready to move into and viewing is highly recommended.



1 Farrier Drive

Littleport, Ely

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Immaculately Presented Detached House
- 4 Bedrooms (1 En-Suite)
- Spacious Lounge
- Superb Kitchen/Dining Room & Utility
- Low Maintenance & Private Rear Garden
- Driveway With Side By Side Parking
- Popular Modern Development
- 7 Years NHBC remaining
- Viewing Recommended



Entrance Hall

With door to front, stairs to first floor with understairs cupboard, radiator.

Cloakroom

With low level WC, wash basin, extractor fan, radiator.

Lounge

With double glazed window to front and French doors to rear garden, television point, radiator.

Kitchen/Dining Room

With double glazed windows to front and rear, fitted with a range of painted wall and base level units and drawers with matching worksurfaces, built in electric double oven, gas hob and extractor hood, fridge/freezer and dishwasher, sink unit and drainer, two radiators.

Utility

With door to rear garden, fitted base unit and worktop, sink unit and drainer, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, radiator, extractor fan.

Galleried Landing

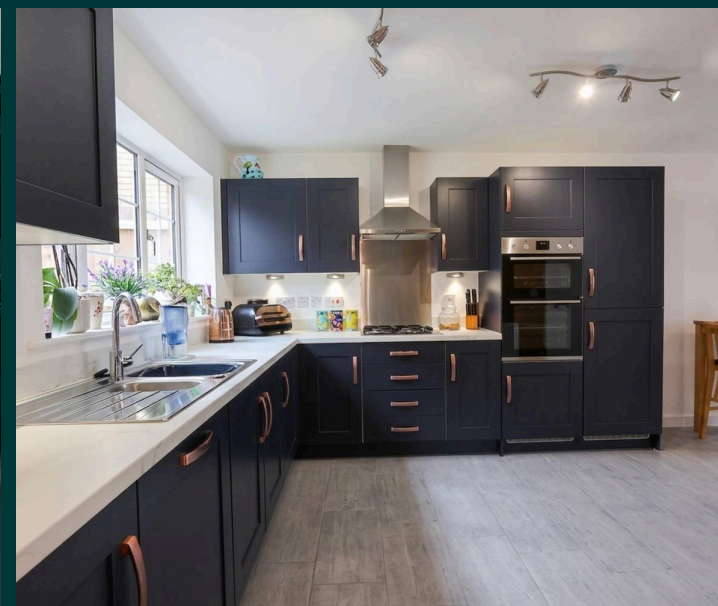
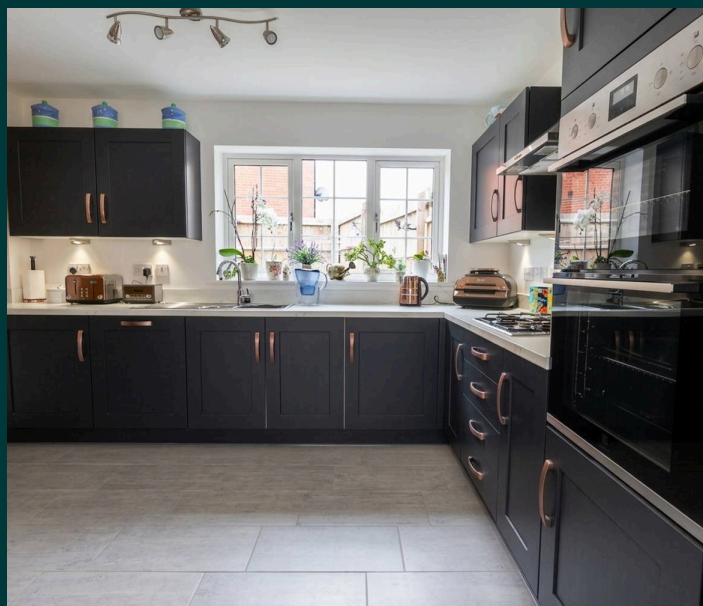
With double glazed window to front, access to loft, radiator.

Bedroom 1

With a range of fitted wardrobes, double glazed window to rear, radiator.

En-suite

With shower cubicle with rain fall shower head and hand held attachment, low level WC, wash basin, extractor fan, double glazed window to rear, heated towel rail.



Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

With double glazed window to front, radiator.

Bedroom 4

With double glazed window to front, radiator.

Bathroom

With low level WC, wash basin panelled bath, extractor fan, double glazed window to rear, heated towel rail.

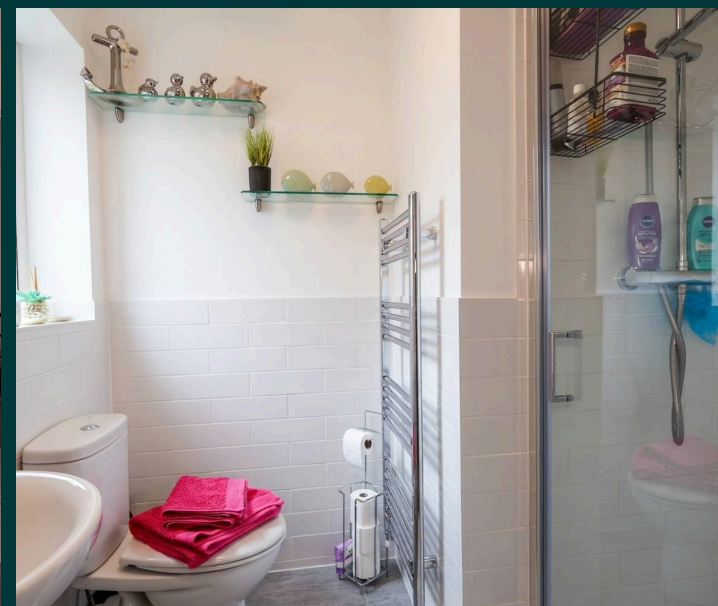
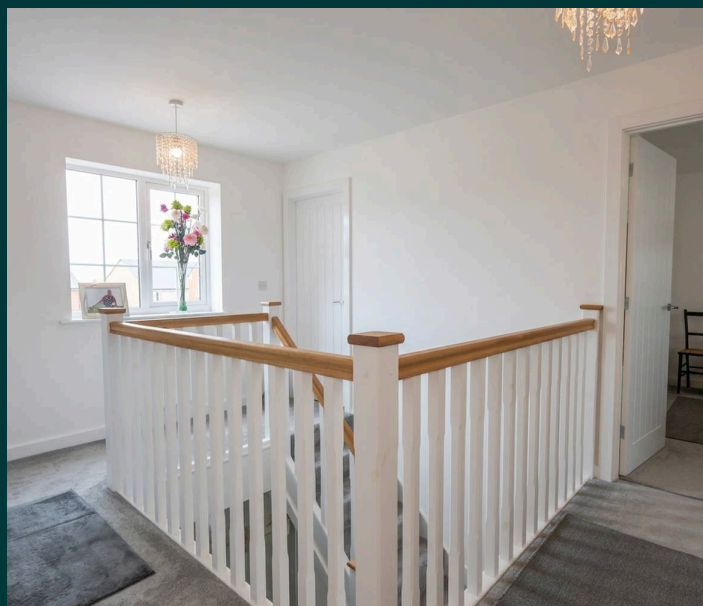
Agents Note

There is an estate management fee of £174 per annum. The property has the benefit of solar panels.

Outside

To the rear there is a private, partly walled garden which has an extended patio, artificial lawn and raised flower beds to allow easy maintenance. The garden continues to the side of the house where there is a paved area housing a garden shed and providing excellent storage space.

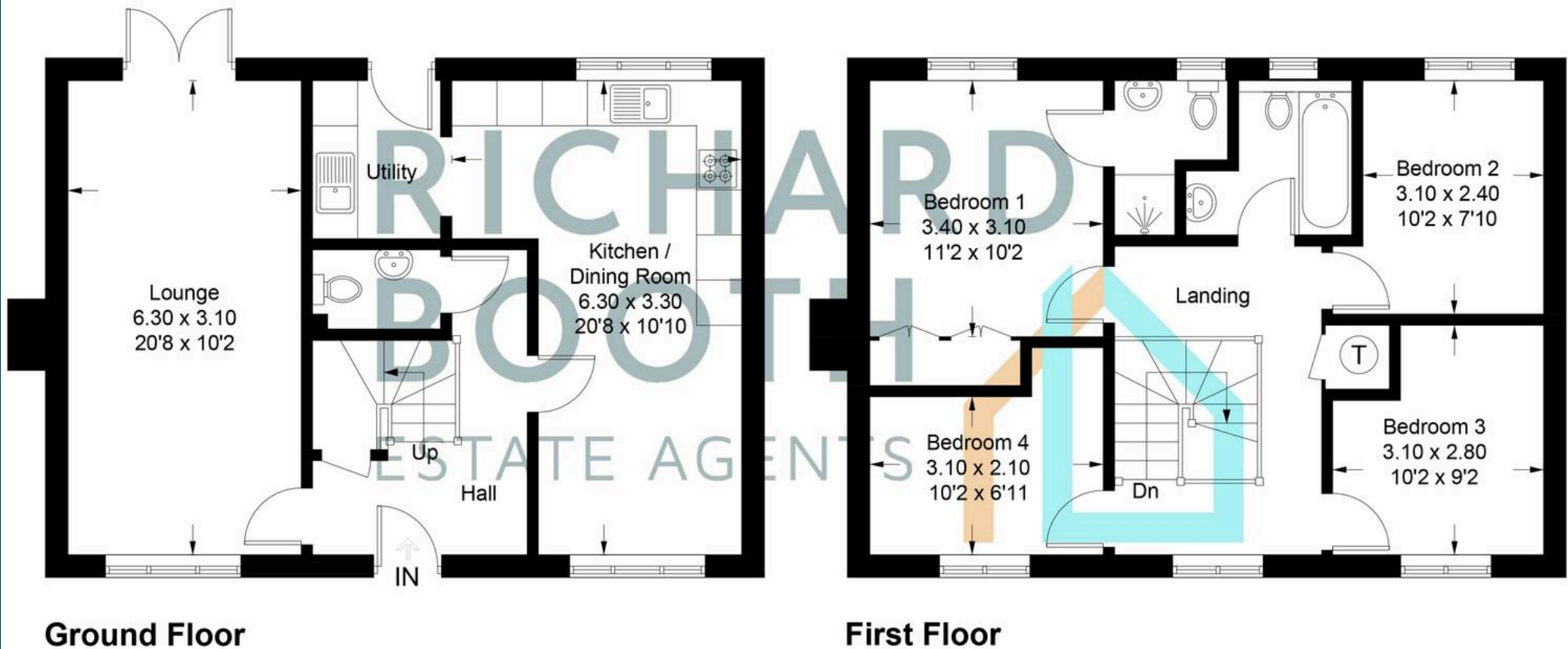
To the side of the house is a driveway providing side by side parking.







Approximate Gross Internal Area = 109.0 sq m / 1170 sq ft



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. (ID1304119)



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