

A two-story brick house with a brown tiled roof and a tall chimney. The house has several windows with dark red frames. The front garden is covered in gravel and features a large green bush, a small tree, and a white cat sitting near a large white pot. A wooden fence is visible on the left, and a large tree is on the right. The sky is blue with some clouds.

EH

EXQUISITE
HOME

Property Features

- Five-bedroom detached freehold property comprising just under 200 square metres of total space across two floors.
- Situated in a sought after and well served village with convenient access to Ely and Cambridge.
- Ground floor layout includes a sitting room, a separate dining room, a home office, and a utility room with plumbing for independent appliances.
- First-floor accommodation comprises a principal bedroom with a refitted en-suite and a family bathroom equipped with both a bath and a separate shower cubicle.
- UPVC double glazing installed throughout in 2012, with the sitting and dining room French windows replaced four years ago.
- Gas central heating system powered by a Worcester Bosch boiler, alongside a consumer board - rewired in 2021.
- Private, west-facing enclosed rear garden maintained without chemicals for thirty years, featuring a greenhouse and mature fruit trees.
- Extensive off-road driveway parking and a double garage fitted with electric doors.
- Immediate access to Little Downham amenities, including local public houses, a convenience store, and Downham Feoffees Primary Academy.
- Assessed as Council Tax Band F under East Cambridgeshire District Council, with an EPC rating of D.





Situated on Tower Road in the popular village of Little Downham, this freehold five-bedroom detached house in a generous individual plot encompasses 200 square metres of total area (approx.) across two floors and was originally built in 1984 by an architect who resided in the village and has been under the same ownership for some thirty years during which time it has been carefully maintained and improved.

The ground floor arrangement includes a sitting room with an feature open fire, a separate dining room with French windows replaced in 2022, a kitchen equipped with laminate worktops, a five-burner gas hob, and an electric Belling Range, alongside a utility room housing Worcester Bosch boiler and the consumer board, which was rewired in 2021. Further ground floor space includes a home office that can serve as a fifth bedroom.

The first floor provides four bedrooms, including a principal bedroom with a refitted en-suite, and a family bathroom featuring a bath and a separate shower cubicle. The property is fitted with UPVC double glazing throughout, replaced in 2012, and operates on gas central heating via radiators.

Externally, the private, west-facing rear garden has been maintained organically for three decades, featuring a retained greenhouse, lawn, and mature fruit trees including cherry, apple, pear, quince, greengage, and cherry plum.

Extensive off-road driveway parking accommodates several vehicles alongside the double garage with electric doors, and gated access was installed to both sides of the property two years ago.

The property backs onto agricultural land currently used for grazing, with neighbouring residential properties to either side.











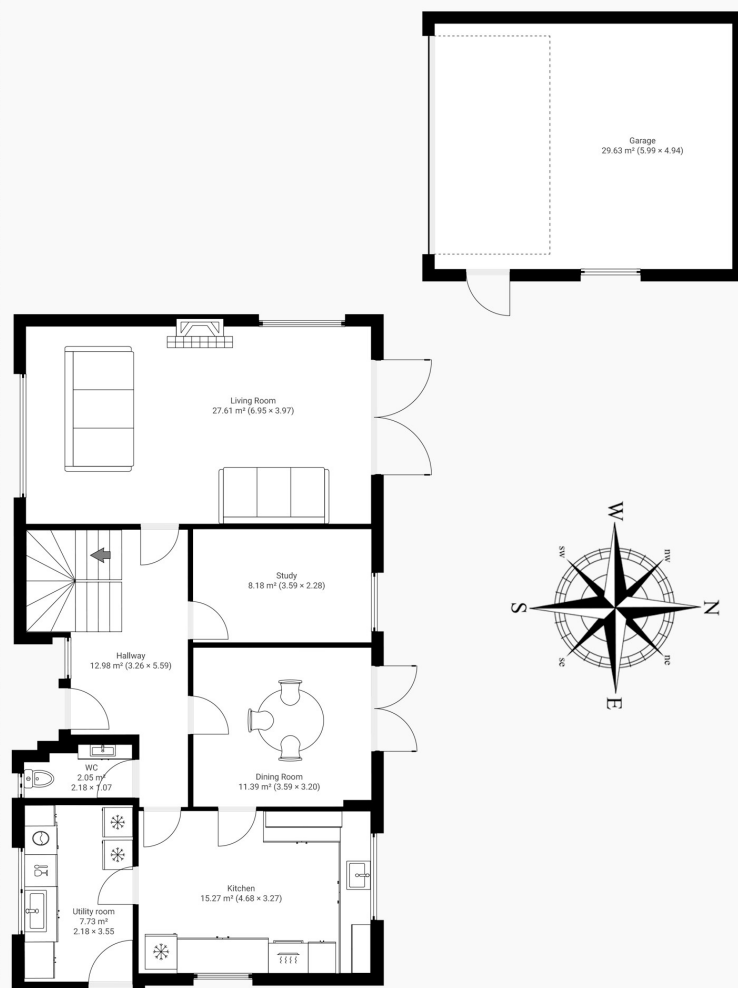


Located near Ely, the village offers local amenities including hairdressers, Budgens, an equestrian centre, cafe, and two public houses, with rail links available at Ely and Littleport stations. Local educational facilities include Downham Feoffees Primary Academy, situated in the village, with a Good rating, and Ely College located 1.67 miles away.



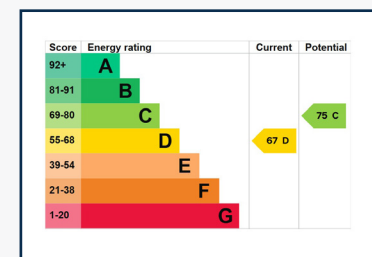
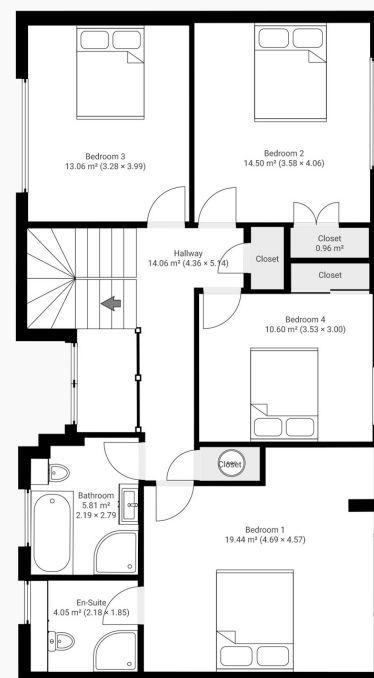
▼ Ground Floor

TOTAL AREA: 114.79 m² • LIVING AREA: 85.16 m² •



▼ 1st Floor

TOTAL AREA: 84.92 m² • LIVING AREA: 84.92 m² •



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