



**Friars Way, Littleport CB6 1LF**

**welcome to**

## **Friars Way, Littleport**

A well proportioned detached house located in the expanding town of Littleport offering three double bedrooms, en-suite facilities, dual aspect lounge and an integral garage with driveway.

### **Entrance Hall**

With stairs leading to first floor with storage cupboard beneath, doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, wash hand basin and extractor.

### **Lounge**

20' 2" x 10' 2" ( 6.15m x 3.10m )

With tiled flooring, double glazed window to front aspect and double doors to garden.

### **Kitchen/Dining Room**

20' 2" x 11' 5" max ( 6.15m x 3.48m max )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, spaces for fridge/freezer and dishwasher, dual aspect with double glazed windows to front and rear aspects, door to:

### **Utility Room**

7' 10" x 5' ( 2.39m x 1.52m )

With space for washing machine, double glazed window to rear aspect, door to rear and internal door to garage.





### **First Floor Landing**

With doors to:

### **Bedroom One**

17' 2" x 12' 8" ( 5.23m x 3.86m )

With three built in storage cupboards, two double glazed windows to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin, towel ladder radiator and double glazed window to rear.

### **Bedroom Two**

10' 6" x 10' 5" ( 3.20m x 3.17m )

With double glazed window to front aspect

### **Bedroom Three**

13' 5" x 9' 3" ( 4.09m x 2.82m )

With double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath, low level w.c, wash hand basin, towel ladder radiator and double glazed window to rear.

### **Outside**

To the front of the property is a blocked paved driveway leading to the integral garage. Gated access leads to the rear garden which has an initial patio area and opens to a lawned garden and is fully enclosed.



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welcome to

## Friars Way, Littleport

- Detached House
- Well Proportioned Accommodation
- Three Double Bedrooms
- Dual Aspect Lounge
- En-suite Facilities

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

**£325,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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