

Wisbech Road, Littleport, Ely, Cambridgeshire CB6 1JJ

Pocock + Shaw

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A spacious three double bedroom detached family home with ample off road parking situated in the heart of the village and with the benefit of no upward chain.

- Entrance Hall
- Living Room, Dining Room & Conservatory
- Kitchen/Breakfast Room
- Utility Room & Downstairs Cloakroom
- Three Double Bedrooms (Two with En-suites)
- Family Bathroom
- Garage & Driveway Parking
- Solar Panels & Batteries
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £425,000









LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with Vista Littleport Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL with staircase rising to first floor, radiator, tiled flooring, wall mounted thermostat and useful understair storage recess.

DUAL ASPECT LIVING ROOM 22'1" x 10'6" (6.72 m x 3.21 m) With double glazed windows to front and side aspects and patio doors opening to conservatory. Fitted with bespoke cabinets and shelving, two radiators.

CONSERVATORY 9'1" x 8'0" (2.77 m x 2.45 m) With double glazed windows and doors, triple polycarbonate roof, ceramic tiled flooring, wall mounted electric radiator and patio doors opening to rear terrace.

DINING ROOM 13'2" x 10'8" (4.02 m x 3.26 m) With double glazed window to front aspect, radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM 8'5" x 17'3" (2.56 m x 5.26 m) Fitted with a range of wall and base units with work surfaces over and metro style tiled splashbacks. Inset 1 & 1/2 stainless sink unit with mixer tap. Four ring induction hob with extractor canopy over, built-in double oven, built-in dishwasher, breakfast bar, double glazed window to rear aspect, radiator, tiled flooring which continues through to:-

UTILITY ROOM 11'7" x 6'3" (1.89 m x 3.52 m) With double glazed window to rear aspect and door opening to rear. Base units with work surfaces over, tiled splashbacks, plumbing for washing machine, space for tumble dryer, stainless steel circular sink with mixer tap over. Radiator, wood effect panelling and tiled flooring. Door to garage and door to:-
DOWNSTAIRS CLOAKROOM Fitted with a low level WC, wash hand basin and tiled splashbacks and opaque double glazed window to rear aspect. Radiator.

FIRST FLOOR LANDING With access to partially boarded loft and light. Airing cupboard housing the water cylinder.

BEDROOM ONE 14'8" x 10'6" (4.47 m x 3.21 m) With double glazed dormer window to front aspect, two built-in wardrobes with hanging space, shelving and overhead storage. Door to: -
EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and double walk in shower. Two feature Velux windows, tiled splashbacks, radiator ceramic tiled floor.

BEDROOM TWO 10'9" x 17'6" (3.29 m x 5.34 m) With three Velux windows to rear aspect, door leading to storage into eaves.

BEDROOM THREE 10'9" x 10'6" (3.28 m x 3.20 m) With walk-in wardrobe, radiator, double glazed window to front aspect and door to: -
EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Extractor fan, tiled splahsbacks, radiator, ceramic tiled floor.

BATHROOM Fitted with a three piece suite comprising bath, wash hand basin and low level WC. Velux window and tiled floor.

EXTERIOR To the front of the property is block paved off road parking for several vehicles, attached garage, feature beds and surround. Gated access leads to the rear.
The rear garden has an excellent level of privacy with feature raised beds, mainly gravelled with established tree and hedge borders. Large patio area directly from the property and outside tap.

GARAGE 16'6" x 9'1" (5.02 m x 2.77 m) With up and over door, power and lighting. Wall mounted fuse box.

The property benefits from solar panels which supply the electric with a four battery back-up system located in the garage. (Supplied by Sofarsolar)







Tenure - The property is Freehold

Council Tax - Band D

EPC To follow

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7581













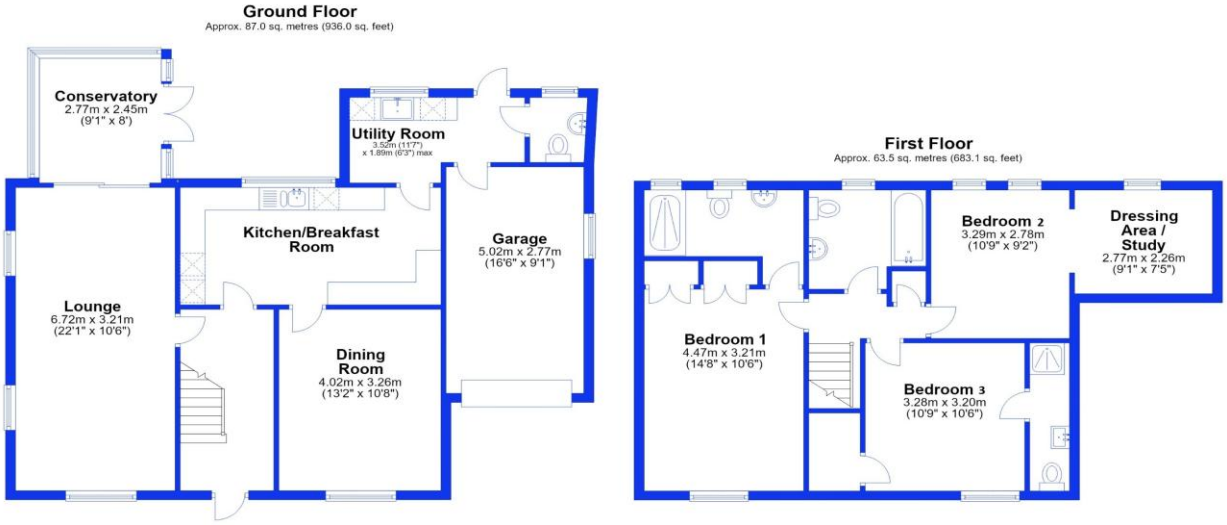


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.









Total area: approx. 150.4 sq. metres (1619.1 sq. feet)

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