

Willow Court, Littleport, CB6 1NQ

CHEFFINS

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Littleport,
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Offers In Excess Of £300,000

- No Forward Chain
- Extended And Deceptively Spacious Family Home
- 4 Bedrooms (Ensuite To Bedroom 1)
- Generous Gardens Of An Estimated Quarter Of An Acre
- Field Views
- Off-Road Parking
- Single Garage
- Village Location
- Freehold / Council Tax C / EPC D



Offering to the market this deceptively spacious and extended family home tucked away in a cul-de-sac in the popular village of Littleport. The property offers flexible accommodation with potential to improve further and includes an entrance hallway, 3 double bedrooms (ensuite to bedroom 1), a single bedroom, bathroom, kitchen and generous vaulted ceiling lounge with views over the garden and fields beyond.

Outside to the front there is a driveway providing off-road parking and leading up to a single garage whilst the rear offers a generous plot mainly laid to lawn with brick outbuilding, sheds, gated access and views over the countryside.

This property is further benefited from being offered for sale with no forward chain and is available to view by appointment. We recommend an early viewing to avoid missing out!









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 PORCH
With door to front. built in storage cupboard and radiator.

ENTRANCE HALLWAY
With loft access and radiator.

BEDROOM 1
With window to front and side, radiator.

ENSUITE
Fitted with a three piece suite comprising of low level WC, vanity wash hand basin and shower cubicle, electric heated towel rail and extractor fan.

BEDROOM 2
With window to front, fitted wardrobes and radiator.

BEDROOM 3
With window to rear overlooking the garden and radiator.

KITCHEN
Fitted with a range of base and wall units with work surfaces, sink with mixer tap over, space for double oven with extractor hood over, utility cupboard with plumbing for a washing machine, space for a fridge/freezer and opening through to the living area.

FAMILY BATHROOM
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, heated towel rail, fully tiled walls and window to side.

BEDROOM 4
With dual aspect windows to rear and side, two wall light points and radiator.

LIVING ROOM
Dual aspect with window to the side and patio doors to the rear, two radiators, vaulted ceiling with two skylights to the side and three wall lights.

OUTSIDE
To the front there is a driveway providing off road parking for two to three cars leading up to a single garage with an up and over door window to the side and has power and light connected.

The rear garden is mainly laid to lawn with mature shrubs, trees and plants to borders and insets, raised block paved patio with low level brick wall, brick built outbuilding currently used as storage, further timber shed. Field views to the side and gated access to the front. Gated access to the other side provides additional space for parking.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

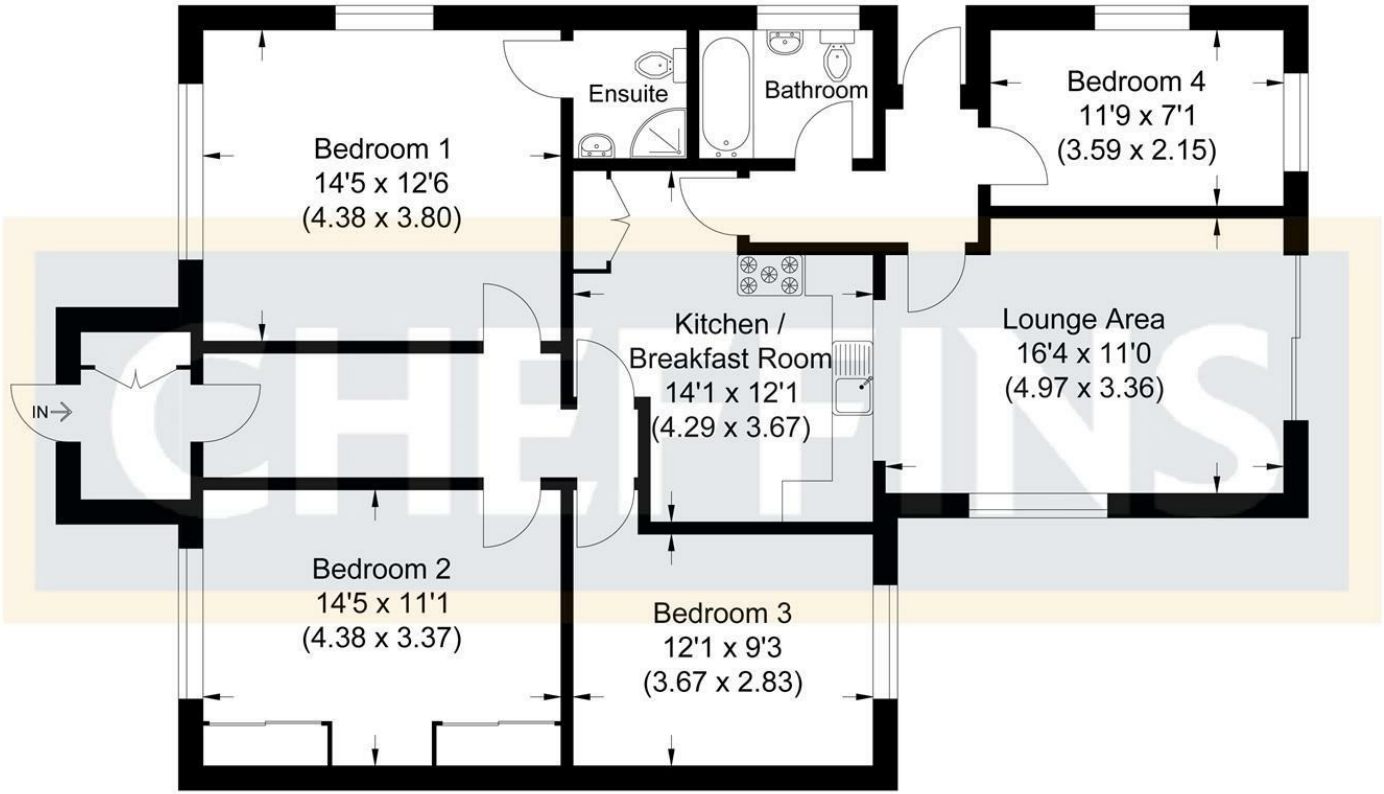






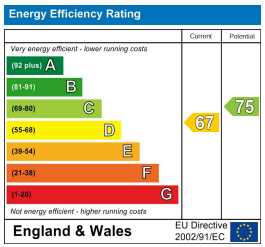


Approximate Gross Internal Area
103.0 sq m / 1108.68 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Offers In Excess Of £300,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.