



Wisbech Road, Littleport, Ely, Cambridgeshire CB6 1GJ



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A detached family home situated within a non-estate location occupying a generous plot with south-facing rear garden.

- Detached Family Home
- Four Bedrooms (One with En-Suite)
- Three Reception Rooms,
- Kitchen
- Utility Room and Cloakroom
- Updated Family Bathroom
- Generous Plot with South Facing Rear Garden

Guide Price: £450,000



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 a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE VESTIBULE Of UPVC double glazed construction with door to front aspect and door into:-

ENTRANCE HALL with staircase rising to first floor with useful under stairs area. Radiator.

DOWNSTAIRS CLOAKROOM with low-level WC, wash hand basin, heated towel rail and tiled flooring.

STUDY 8'11" x 5'11" (2.72 m x 1.80 m) with double glazed window to front aspect. Radiator.

LIVING ROOM 19'11" x 13'11" (6.07 m x 4.23 m) with two radiators, double glazed patio doors to rear garden, double doors opening through to:-

DINING ROOM 11'11" x 11'11" (3.64 m x 3.63 m) with radiator and double glazed patio doors to rear garden.

KITCHEN/BREAKFAST ROOM 13'11" x 11'11" (4.23 m x 3.63 m) Fitted with a range of matching wall and base units with drawers and inset 1 & 1/4 stainless steel single drainer sink unit. Fitted oven, induction hob and extractor hood above, integrated fridge, plumbing for dishwasher, double glazed window to front aspect, and door through to:-

UTILITY ROOM 11'11" x 7'10" (3.63 m x 2.40 m) Fitted with base units, inset single drainer stainless steel sink unit, plumbing for utilities, wall mounted gas fired boiler, double glazed window to side aspect, door leading to rear garden, radiator and built-in storage cupboard.

FIRST FLOOR LANDING with double glazed window to front aspect, radiator, loft access, airing cupboard housing the hot water tank.

BEDROOM ONE 15'9" x 12'0" (4.80 m x 3.65 m) with two double built-in wardrobes, radiator, double glazed window to rear aspect.

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC, pedestal wash hand basin, radiator, double glazed window to side aspect.

BEDROOM TWO 12'4" x 8'11" (3.75 m x 2.73 m) with double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM THREE 14'0" x 8'11" (4.26 m x 2.72 m) Fitted built-in wardrobe, double glazed window to rear aspect, radiator.

BEDROOM FOUR 17'0" x 8'5" (5.18 m x 2.57 m) Fitted built-in storage cupboard, double glazed window to rear aspect and radiator.

UPDATED FAMILY BATHROOM Fitted suite comprising panel bath with shower attachment, separate cubicle with drencher showerhead and shower attachment, low-level WC and wash hand basin. Heated towel rail, double glazed window to side aspect.

EXTERIOR To the front of the property you will find a spacious driveway, which in turn leads to the DOUBLE GARAGE 5.84m x 4.52m (19'2" x 14'10") and provides ample off-road vehicle parking. Front garden consisting of lawn and established borders with a variety of mature plants and shrubs. Gated access leads to a generous south-facing rear garden which is predominantly lawned with paved patio, timber pergola and lovingly maintained vegetable allotment patch.

Tenure - The property is Freehold

Council Tax - Band E **EPC** To follow

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref CWH-7269





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.



**Approximate Gross Internal Area 1817 sq ft - 169 sq m
(Excluding Garage)**

Ground Floor Area 976 sq ft - 91 sq m

First Floor Area 841 sq ft - 78 sq m

Garage Area 284 sq ft - 26 sq m



Floor plan produced in accordance with BS85 Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of plots, windows and doors are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.

Pocock + Shaw

