



Cowslip Drive, Little Thetford, CB6 3JD

CHEFFINS

Cowslip Drive

Little Thetford,
CB6 3JD

- Detached Family Home
- 4 Bedrooms (1 Ensuite)
- Living Room Through to Kitchen / Dining Room
- Family Room & Utility Room
- Driveway & Single Garage
- Enclosed Garden to Rear
- Well Presented
- Highly Regarded Village Location
- Freehold / Council Tax Band D / EPC Rating D

A well presented detached family home situated on a popular residential development within the highly regarded village of Little Thetford.

Accommodation comprises entrance hall, family room, living room through to kitchen/dining room, separate utility room and cloakroom on the ground floor, together with 4 bedrooms (1 ensuite) and family bathroom to complete the first floor accommodation.

Outside the property has a driveway providing off road parking which leads to a single garage, as well as an enclosed garden to rear.

4 2 2



Guide Price £450,000



LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

ENTRANCE HALL

With front entrance door, stairs to first floor, Karndean flooring, full-length double glazed opaque window, radiator. Door to:

CLOAKROOM

With extractor fan, low level WC, wash hand basin with mixer tap, tiled splashback, radiator, tiled flooring.

FAMILY ROOM

With double glazed window to front, radiator, laminate flooring. Door to:

OPEN PLAN KITCHEN / DINING ROOM / LIVING ROOM

An "L" shaped room.

Living area with double glazed windows to front, radiator, Karndean flooring, built-in feature wood burner. Opening to:

Kitchen/Dining Area fitted with a range of matching wall and base level storage units with stone worktops, integrated 1 1/4 sink unit with stainless steel mixer tap, full power Neff induction hob with overhead extractor hood, 2 integrated Bosch ovens, integrated dishwasher, integrated fridge/freezer, Karndean flooring, 2 double glazed windows to rear, French doors leading into the garden. Door to:

UTILITY ROOM

With wall and base level units with worksurfaces, integrated sink with stainless steel mixer tap,

radiator, double glazed window to rear, Karndean flooring, door leading into the garage and door to garden.

FIRST FLOOR LANDING

With spotlights, double glazed window to front, radiator, access to loft, storage cupboard and airing cupboard.

BEDROOM 1

With built-in wardrobes, double glazed window to rear, radiator. Door to:

ENSUITE

With spotlights, extractor fan, opaque double glazed window to rear, shower cubicle with rainfall shower head, low level WC, wash hand basin, heated towel rail, tiled splashback surrounding, tiled flooring.

BEDROOM 2

With built-in wardrobes, double glazed window to front, laminate flooring, radiator

BEDROOM 3

With built-in wardrobes, double glazed window to front, laminate flooring, radiator

BEDROOM 4

With double glazed window to rear, radiator.

BATHROOM

With side panelled bath with overhead shower, low level WC, wash hand basin, heated towel rail, tiled flooring, double glazed opaque glazed window to side, extractor fan, spotlights.

OUTSIDE

To the front of the property there is an area laid to lawn, together with a driveway providing off road parking and leading to a single garage with metal up and over door, power and light connected.

To the rear of the property there is an enclosed mainly laid to lawn garden with newly installed patio area, raised beds and a variety of herbaceous borders. The garden also houses an enclosed oil tank.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

71

55



**Approximate Gross Internal Area 1280 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 595 sq ft – 55 sq m

Garage Area 129 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms 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 icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

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


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