



Millfield, Littleport, CB6 1HN



## Millfield

Littleport,  
CB6 1HN

- Detached Bungalow
- 4 Double Bedrooms (1 Ensuite)
- 2 Reception Rooms & Conservatory
- Generous Rear Garden
- Ample Off Road Parking & Single Garage
- Well Presented
- Freehold / Council Tax Band E / EPC Rating C

Cheffins offer to the market this well presented and deceptively spacious detached bungalow located in the popular Town of Littleport.

Accommodation comprising entrance hall, side lobby, utility room, cloakroom, refitted kitchen, lounge, conservatory, dining room, 4 good size bedrooms (1 ensuite) and bathroom.

Outside the front is gravelled providing off road parking for multiple vehicles and a single garage, whilst the rear offers a mainly laid to lawn garden with an extended paved patio and gated access.

 4  3  2

**Guide Price £415,000**





## 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 HALL

With door to front, storage cupboard, walk-in airing cupboard, radiator, skylight

## SIDE LOBBY

With door to front, radiator, access into the kitchen, utility and garage.

## UTILITY ROOM

Fitted with a range of base units with work surfaces over, plumbing for washing machine, space for tumble drier, window to rear and door to rear providing access into the rear.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, window to side, radiator.

## LOUNGE

With window to side, radiator, patio doors to rear, electric wood burner. Doors to rear into:

## CONSERVATORY

With door to side providing access into the garden.

## KITCHEN

Refitted with a range of base and

wall units, cupboards and drawers with work surfaces over, 5-ring gas hob double oven, inset 11/2 bowl sink with mixer tap, integral bins, breakfast bar, integrated full height fridge and freezer, radiator, window to front.

## DINING ROOM

With window to side, radiator.

## BEDROOM 1

With window to rear, radiator, built-in wardrobe. Door to:

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, window to side, radiator.

## BEDROOM 2

With window to front, radiator.

## BEDROOM 3

With window to side, radiator.

## BEDROOM 4

With window to side, radiator, built-in wardrobe.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and panelled bath, built-in storage cupboard, radiator, extractor fan, door to side.

## SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, radiator, window to side, extractor fan.

## OUTSIDE

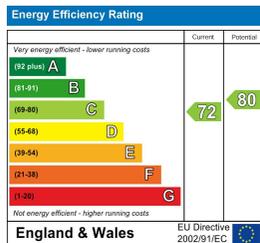
To the front of the property there is a gravelled driveway providing off road parking for multiple cars and leading up to a single garage with up and over door and boiler.

The rear garden is mainly laid to lawn with extended patio, timber shed and gated access.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £415,000

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>.

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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.