



**Highfield Drive, Littleport, Ely, CB6 1GA**

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## Highfield Drive, Littleport, Ely, Cambridgeshire CB6 1GA

A modern family town house with versatile accommodation including four bedrooms, two reception rooms, separate utility room, two en-suites and parking.

- Entrance Hall & Downstairs Cloakroom
- Dining Room/Study
- Fitted Kitchen
- First Floor Lounge
- Principal Bedroom with En-Suite
- Three Further Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden & Parking

**Guide Price: £300,000-£320,000**



**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 HALL**

#### **DOWNSTAIRS CLOAKROOM**

**DINING ROOM/STUDY** 13'2" x 9'7" (4.01 m x 2.91 m)

**KITCHEN** 13'3" x 13'1" (4.05 m x 3.98 m)

**UTILITY ROOM** 10'3" x 5'3" (3.12 m x 1.60 m)

#### **FIRST FLOOR LANDING**

**LOUNGE** 18'10" x 13'5" (5.74 m x 4.09 m)

**PRINCIPAL BEDROOM** 11'11" x 11'0" (3.63m x 3.35m)

#### **EN-SUITE SHOWER ROOM**

#### **SECOND FLOOR LANDING**

**BEDROOM TWO** 11'11" x 11'4" (3.62 m x 3.46 m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM THREE** 9'10" x 8'3" (3.00 m x 2.52 m)

**BEDROOM FOUR** 10'5" x 8'8" (3.18 m x 2.63 m)

#### **FAMILY BATHROOM**

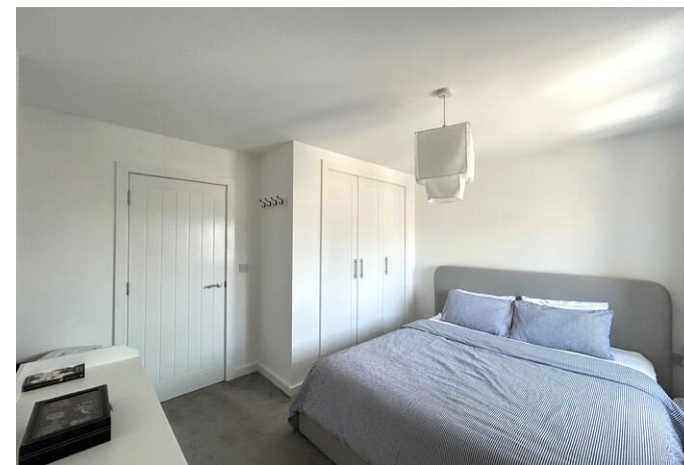
#### **ENCLOSED REAR GARDEN & PARKING**

**Tenure** The property is Freehold  
Maintenance Charges apply of approx. £120 p.a.

**Council Tax** Band D    **EPC** B (87/94)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7243

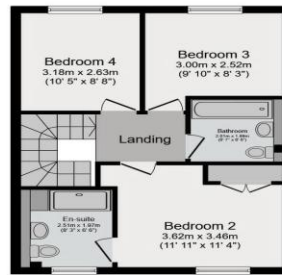




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 138.5 sq.m. (1,491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission

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. (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.