



Whitworth Way, Littleport CB6 1SS

welcome to

Whitworth Way, Littleport

A well presented semi-detached house located on the popular Quantum Fields development towards the outskirts of the town offering three bedrooms, en-suite facilities and allocated parking - Viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.

Kitchen/Dining Area

15' 8" x 9' 2" (4.78m x 2.79m)

With a fitted range of modern contemporary base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink with mixer tap over, built in under oven with gas hob and extractor hood over, integrated fridge/freezer, washing machine and dishwasher, radiator and double glazed window to front aspect.

Living Room

16' 3" x 13' 3" (4.95m x 4.04m)

With radiator, storage cupboard under stairs, double glazed window to rear aspect and French doors opening to rear garden.





First Floor Landing

With radiator, loft access and doors to:

Bedroom One

12' 8" x 9' 1" (3.86m x 2.77m)

With radiator, fitted wardrobe with sliding mirrored doors, double glazed window to rear aspect and door to:

En-Suite Shower Room

Fitted with a modern suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

With radiator and double glazed window to front aspect.

Bedroom Three

10' 4" x 6' 11" (3.15m x 2.11m)

With radiator and double glazed window to rear aspect.

Family Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap, shower over and glass shower screen, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to rear aspect.

Outside

The front of the property is neatly presented and laid to grey gravel with a pathway leading to front door. The fully enclosed rear garden has an initial paved patio area and opens to a mainly lawned garden with timber storage shed and gated access to the allocated parking area.



view this property online williamhbrown.co.uk/Property/ELY110171



welcome to

Whitworth Way, Littleport

- Well Presented Throughout
- Popular Residential Area
- Approx 7 Years NHBC Remaining
- Three Bedrooms
- En-suite To Bedroom One

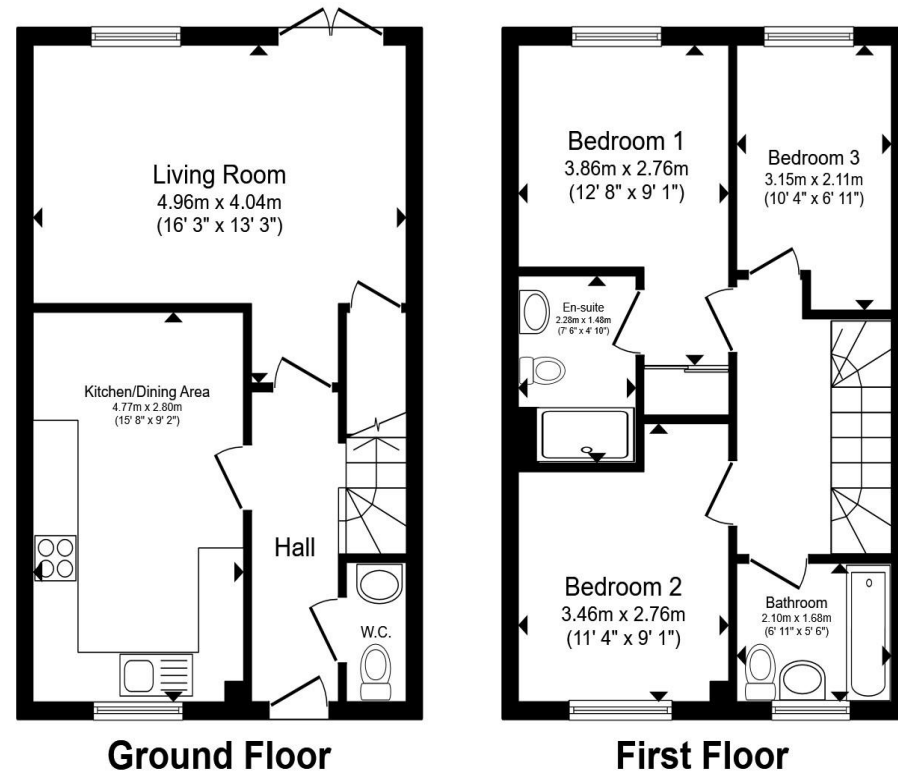
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

guide price

£300,000



Total floor area 78.8 m² (848 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 or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/ELY110171



Property Ref:

ELY110171 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk