



42 Chamberlain Fields, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£375,000

42 Chamberlain Fields

Littleport, Ely

This well presented four bedroom detached house offers a superb opportunity for families and professionals alike, enjoying a sought-after position fronting a green and within easy reach of a local primary school.

The property is thoughtfully arranged to provide flexible living space, including a welcoming lounge and a separate dining room or study, perfect for those who work from home or require a formal dining area. The modern kitchen is complemented by a useful utility room and opens into a cosy snug, creating a sociable hub ideal for every-day living and entertaining.

Of the four bedrooms, the principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

To the rear, the enclosed garden has been thoughtfully designed for low maintenance and year-round enjoyment. The current owners have created a welcoming outdoor space featuring an artificial lawn and two covered seating areas making it an ideal outdoor entertaining space.

Benefits include gas central heating and UPVC double glazing and viewing is highly recommended.



42 Chamberlain Fields

Littleport, Ely

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Well Presented Detached Home
- 4 Bedrooms (1 En-Suite)
- Lounge & Dining Room/Study
- Modern Kitchen & Utility
- Snug Opening Into The Kitchen
- Low Maintenance Garden Ideal For Entertaining
- Driveway & Garage
- Located Fronting A Green & Close To Primary School
- Viewing Recommended





Entrance Hall

With door to front, stairs to first floor with understairs cupboard, radiator.

Cloakroom

With low level WC, wash basin, double glazed window to side, radiator.

Dining Room/Study

With double glazed window to front, radiator.

Lounge

With wood burner, double glazed windows to front and side and patio doors to rear garden, radiator.

Kitchen

With double glazed windows to rear and side, fitted with a range of painted wall and base level units, drawers and worksurfaces, sink unit and drainer, built in dishwasher, electric double oven, gas hob and extractor, door to outside, two radiators.

Utility

With a range of painted wall and base level storage units together with worksurfaces, plumbing for washing machine, wall mounted gas fired boiler, double glazed window to side, radiator.

Snug

Accessed from the kitchen and can also be used as a dining area, with double glazed window to side, radiator.

Landing

With double glazed window to side, airing cupboard, radiator.

Bedroom 1

With double glazed windows to front and rear, a range of built in wardrobes, two radiators.

En-suite

With double glazed window to front, shower cubicle, low level WC, wash basin, radiator.



Bedroom 2

With double glazed window to front, radiator.

Bedroom 3

With double glazed windows to side and rear, radiator.

Bedroom 4

With double glazed window to side, radiator.

Bathroom

With low level WC, wash basin, panelled bath, double glazed window to side, radiator.

Agents Note

There is an estate management fee which is currently £323 per annum.

Outside

To the rear is an enclosed garden which has been developed by the current owners to include a low maintenance artificial lawn with a raised flower bed. Adjoining the house is an extended area with an aluminium pergola whilst at the rear of the garden is a further covered seating area which leads to the garage.

At the rear of the garden is driveway leading to a single garage which has electricity connected and a door into the garden.



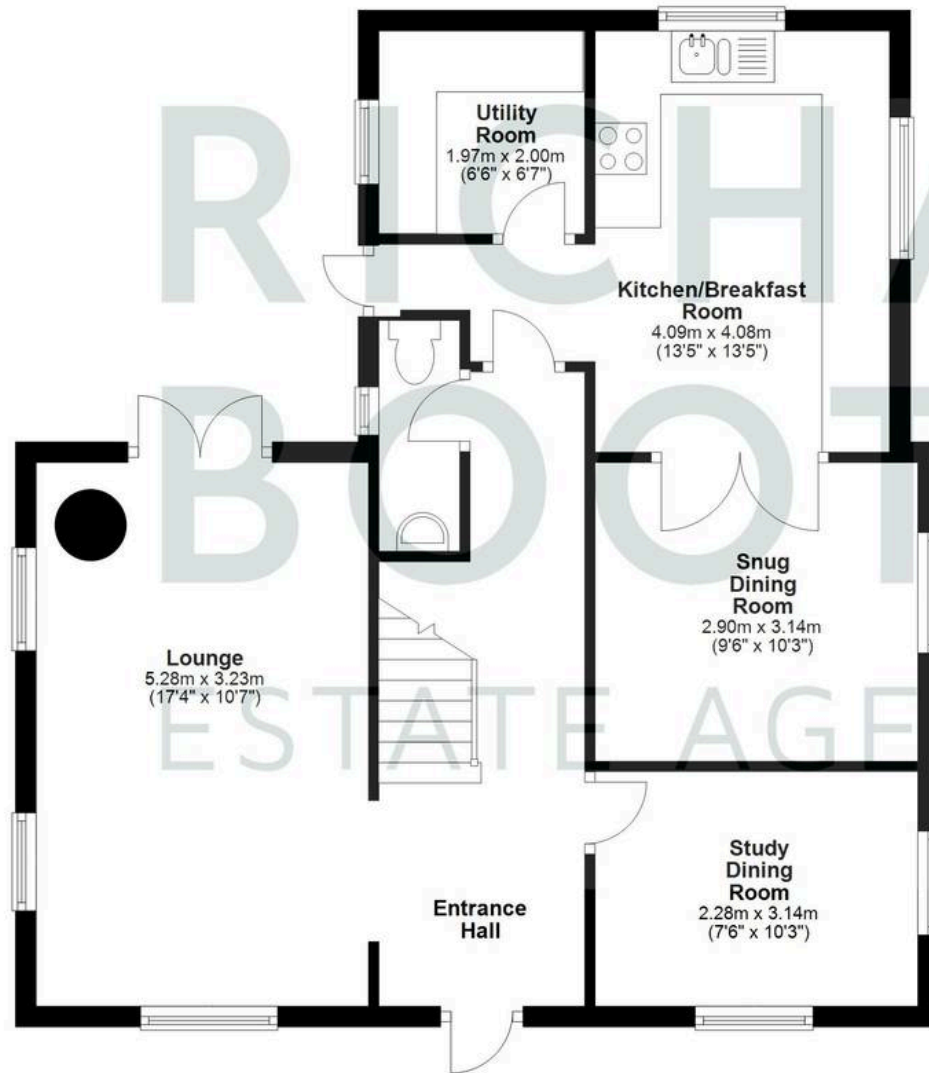






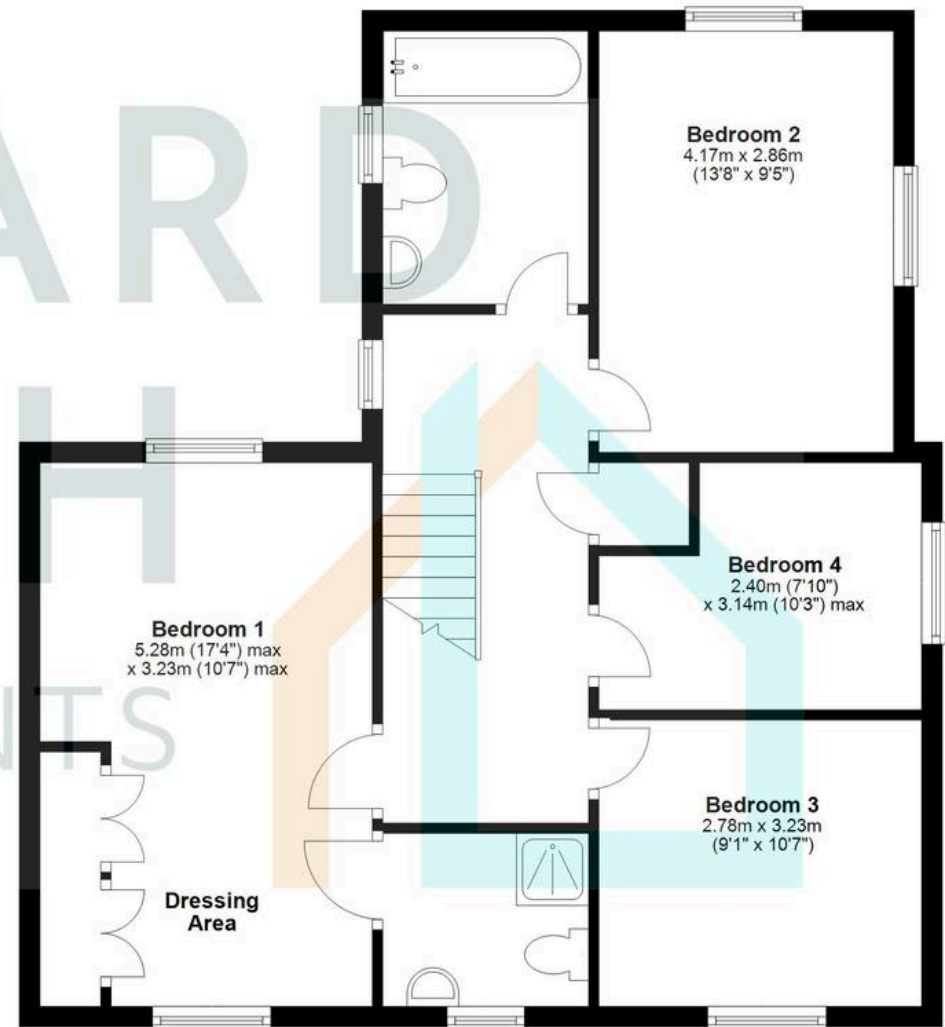
Ground Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



Total area: approx. 132.7 sq. metres (1428.8 sq. feet)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

