



**Bush Farm Cottages, Ely Road, Littleport, Ely,
Cambridgeshire CB6 1RT**

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A charming four bedroom semi-detached family home offering versatile accommodation and situated on a generous plot with outside office in this semi-rural location just north of Ely. Offered for sale with the benefit of no upward chain.

- Semi-Detached Home
- Four Bedrooms (One to Ground Floor with Shower Room)
- Spacious Lounge/Dining Room
- Kitchen
- Family Bathroom
- Driveway Parking
- Large Garden with Countryside Views
- Storage Sheds & Outbuildings

Guide Price: £359,950



LITTLEPORT Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

SIDE ENTRANCE PORCH With double glazed windows and doors, tiled flooring and door to:-

ENTRANCE HALL With staircase rising to first floor, useful understair storage recess, wood flooring, radiator and opening to:-

OPEN PLAN LOUNGE/DINING ROOM 16'9" x 12'10" (5.10 m x 3.90 m) **LOUNGE AREA** With high ceilings and double glazed window to front aspect, Victorian style radiator, bespoke shelving, feature brick hearth and surround with solid fuel burner, wood flooring through to :-

DINING AREA 13'1" x 11'3" (4.00 m x 3.43 m) With further bespoke shelving, Victorian style radiator, wood flooring and opening to :-

KITCHEN 17'1" x 8'0" (5.20 m x 2.45 m) With Velux window and double glazed window overlooking the garden. Fitted with a range of wall and base units with solid wood work surfaces over, tiled splashbacks and inset butler style sink with mixer tap over. Space for range style cooker with stainless steel canopy over, built-in fridge freezer, floor to ceiling radiator, quarry style tiled flooring which continues through to:-

UTILITY ROOM With double glazed window overlooking the garden. Wall mounted unit, solid wood work surface, plumbing for washing machine and dishwasher, quarry style tiled flooring.

REAR LOBBY With sunken spotlights, door to garden, feature tiled flooring, built-in bench and hanging space.

BEDROOM FOUR / GUEST ROOM 12'6" x 9'6" (3.80 m x 2.90 m) With two Velux windows, vaulted ceiling, feature lights and glass door leading to:-

EN-SUITE WET ROOM With tiled surrounds, electric shower, wash hand basin and low level WC.

FIRST FLOOR LANDING Double glazed window overlooking garden, access to loft. Split staircase leading to:-

FAMILY BATHROOM Fitted with an attractive three piece suite comprising low level WC, wash hand basin and bath with separate shower attachment over. Fully tiled surrounds, double glazed window overlooking the garden, built-in airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 13'0" x 11'4" (3.96 m x 3.45 m) With double glazed window to rear aspect, fitted with two double wardrobes and built-in drawers. Radiator.

BEDROOM TWO 13'0" x 9'11" (3.95 m x 3.03 m) With double glazed window overlooking countryside, built-in four door double wardrobes with overhead storage and hanging space. Radiator.

BEDROOM THREE 9'5" x 6'5" (2.87 m x 1.95 m) With double glazed window overlooking countryside. Radiator.



EXTERIOR The property is situated on generous plot which wraps around from front to rear.

The front garden is enclosed by an established hedgerow with a large patio that continues down the side of the property. Wooden sleeper steps lead up to the main lawned garden to the side with raised flower and shrub beds to one side and in turn leads to the rear of the property. There is a wood store, timber shed and an outbuilding which is currently used as an outside office. Gated access leads to the off road parking to the rear.

AGENTS NOTE The current owners have notified us that they have right of access on the farm road to access the rear of the property.

Tenure - The property is Freehold

Council Tax - Band A **EPC** E (43/95)

Viewing - By Arrangement with Pocock & Shaw
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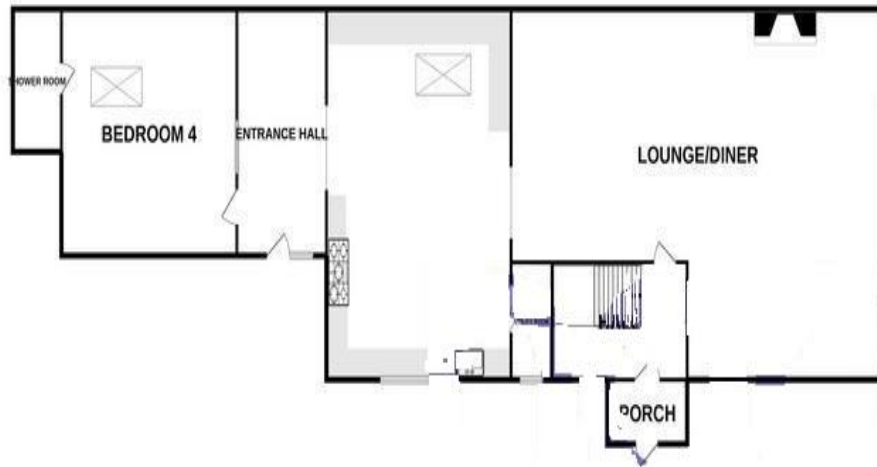
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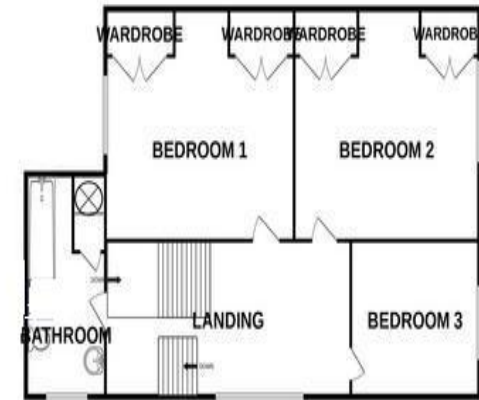
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.