





Cherry Tree Court, Littleport CB6 1GX

william h brown

welcome to

Cherry Tree Court, Littleport Ely

A detached chalet bungalow located towards the outskirts of Littleport offering three bedrooms, impressive kitchen/diner with bi-fold doors to garden, garage and driveway - offered to the market with no onward chain.



Entrance Hall
With under floor heating, stairs to first floor with storage cupboard beneath, doors to:

Living Room
15' 4" x 14' 2" (4.67m x 4.32m)
With under floor heating, fireplace alcove, double glazed window to front aspect.

Kitchen/Diner
17' 8" max x 20' 7" max (5.38m max x 6.27m max)
Dining Area:
With under floor heating, door to utility room, double glazed window to side aspect, bi-fold doors to rear garden and open plan to:

Kitchen:
Fitted with a modern stylish range of base units and drawers with work surfaces over to four sides including breakfast bar, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in eye level double oven with separate hob and extractor over, integrated dishwasher, fridge/freezer and wine cooler, under floor heating and double glazed window to front aspect.



Utility Room
9' 9" x 5' 2" (2.97m x 1.57m)
Fitted with a range of base units with works surface over to one side, matching wall unit, inset sink and drainer unit with mixer tap over, space for washing machine, under floor heating, double glazed window to rear aspect, door to garden and door to:

Cloakroom/W.C.
5' 2" x 3' 7" (1.57m x 1.09m)
Fitted with a suite comprising low level w.c, vanity wash hand basin with mixer tap over and storage drawers beneath, under floor heating and double glazed window to side.





First Floor Landing
With radiator, two storage cupboards with shelving, sky light and doors to:

Bedroom One
12' 6" max x 10' 9" max (3.81m max x 3.28m max)
With radiator, built in storage cupboard, double glazed dorma window to front aspect and door to:

En-Suite Shower Room
Fitted with a suite comprising shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator and sky light.

Bedroom Two
11' 4" x 9' 7" (3.45m x 2.92m)
With radiator and double glazed dorma window to front.

Bedroom Three
11' 3" x 7' 8" (3.43m x 2.34m)
With radiator and double glazed dorma window to front.

Bathroom
9' 7" x 5' 4" (2.92m x 1.63m)
Fitted with a suite comprising panel enclosed bath with central mixer tap and shower attachment, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator and sky light.

Outside
To the front of the property there is a driveway leading to the garage with the remainder of the front garden being laid to lawn with a pathway to the front door enclosed by picket style fencing. Gated access leads to the rear garden with an initial paved terrace across the rear of the property and opens to a mainly lawned garden enclosed by fencing.

Garage
16' 7" x 8' 6" (5.05m x 2.59m)
With electric roller door and window to side.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Cherry Tree Court, Littleport Ely

- No Onward Chain
- Detached Chalet Bungalow
- Impressive Kitchen/Diner
- Three Bedrooms
- En-suite Facilities

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£375,000



Total floor area 136.1 m² (1,465 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

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The Property Ombudsman

Property Ref:
ELY110526 - 0002

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