



Millfield, Littleport, Ely, Cambridgeshire CB6 1HN

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A well presented three bedroom semi-detached home situated on a generous plot with potential to extend (STP) and just a short walk from the town centre. No upward chain.

- Entrance Hall
- Dual Aspect Lounge
- 'L' Shaped Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Driveway Parking & Garage
- Front & Rear Established Gardens
- No Upward Chain

Guide Price: £318,000



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 with UPVc entrance door to front, staircase rising to first floor, wood flooring, double glazed window to rear. Built-in pantry style cupboard with shelving, window to front aspect and tiled flooring.

LOUNGE 17'3" x 11'4" (5.27 m x 3.45 m) Dual aspect with double glazed window to front aspect and double glazed patio doors opening to rear garden. Feature brick hearth, radiator.

DINING ROOM/STUDY 11'1" x 10'0" (3.37 m x 3.05 m) Dual aspect with double glazed windows to front and side aspects. Radiator, wood flooring.

'L' SHAPED KITCHEN 21'11" x 11'1" (6.69 m x 3.37 m) with two double glazed windows to rear and doors leading to the side and rear garden. Fitted with an attractive range of wall and base units with drawers, worksurfaces over and inset single drainer sink unit with mixer tap. Space for fridge/freezer, plumbing for washing machine, built-in four ring gas hob and oven/grill with extractor hood over. Ceramic tiled flooring, radiator.

FIRST FLOOR LANDING with radiator.

BEDROOM ONE 11'1" x 10'11" (3.39 m x 3.33 m) with double glazed window to rear aspect. Feature panelled wall, radiator, two double wardrobes with overhead storage and hanging space.

BEDROOM TWO 13'0" x 10'11" (3.95 m x 3.32 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 14'1" x 6'4" (4.29 m x 1.92 m) with double glazed window to rear aspect. Radiator. Two built-in wardrobes with overhead storage and hanging space.

SEPARATE WC with low level WC and wash hand basin and metro style tiled splashbacks. Opaque double glazed window to front aspect. Laminate flooring, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath, walk-in double shower and wash hand basin. Tiled surrounds, heated towel rail, ceramic tiled flooring, double glazed window to front aspect.

EXTERIOR To the front is a driveway providing off road parking for several vehicles which leads to the timber shed/garage. Front lawn area with a range of shrubs, perennials and trees. The extensive rear garden is certainly a feature to be noted. It has been beautifully landscaped and offers an excellent level of privacy, predominantly laid to lawn with a well-stocked range of shrubs, perennials and trees. Shed, access to garage and side access to the front.

AGENTS NOTE The garage is constructed with asbestos.

Tenure The property is Freehold

Council Tax Band B **EPC** D (67/79)

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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.