



**Harvest Way, Littleport CB6 1EY**

**welcome to**

## **Harvest Way, Littleport**

A modern well proportioned semi-detached townhouse located in the expanding town of Littleport offering three double bedrooms, one with en-suite facilities and a driveway for two cars - Early viewing highly recommended.

### **Entrance Porch**

With doors to:

### **Lounge**

14' 2" x 9' 1" extending to 12' 4" ( 4.32m x 2.77m extending to 3.76m )

With radiator, storage cupboard, double glazed window to front aspect and door to:

### **Inner Hall**

With stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

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

### **Kitchen**

12' 4" x 7' 3" ( 3.76m x 2.21m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in under oven with gas hob and chimney style extractor over, integrated fridge/freezer, radiator, double glazed window to rear aspect and door to rear garden.





### **First Floor Landing**

With stairs leading to second floor and doors to:

### **Bedroom Two**

12' 6" x 9' 1" ( 3.81m x 2.77m )

With radiator and two double glazed windows to front aspect.

### **Bedroom Three**

12' 6" x 8' 9" ( 3.81m x 2.67m )

With radiator and double glazed window to rear aspect.

### **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, radiator and double glazed window to side.

### **Second Floor Landing**

With storage cupboard and door to:

### **Bedroom One**

15' 5" max x 9' ( 4.70m max x 2.74m )

With radiator, restricted head height, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator restricted head height and sky light.

### **Outside**

To the front of the property there is a shallow garden mainly laid to lawn with a pathway to the front door. A driveway provides off road parking for two cars. The rear garden has an initial paved patio area and opens to a lawned garden fully enclosed by fencing.



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## Harvest Way, Littleport

- Semi-Detached Townhouse
- Three Storey Living
- Three Double Bedrooms
- En-suite to Bedroom One
- Modern Throughout

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

guide price

**£290,000**



Ground Floor

First Floor

Second Floor

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.focalagent.com](http://www.focalagent.com)

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Property Ref:

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