



Cottier Drive, Littleport, Ely, Cambridgeshire CB6 1FG

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A recently renovated and beautifully presented four double bedroom detached family home situated in a small cul-de-sac close to the village centre.

- Recently Renovated Family Home
- Entrance Hall & Cloakroom
- Lounge & Dining Room
- Refitted Kitchen
- Four Double Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- Village Location

Guide Price: £325,000 - £350,000



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 door to front aspect, stair case rising to first floor and radiator.

DOWNSTAIRS CLOAKROOM Recently refitted with low level WC, wash hand basin and radiator. Understairs storage.

LOUNGE 17'4" x 10'6" (5.28 m x 3.20 m) Dual aspect room with double glazed window to front aspect and French doors opening to rear garden. Radiator.

DINING ROOM 9'8" x 8'7" (2.95 m x 2.61 m) With double glazed window to front aspect, radiator and double doors opening through to:-

KITCHEN 15'8" x 11'7" (4.78 m x 3.53 m) Recently refitted with a modern range of wall and base units with work surfaces over, tiled splashbacks and inset sink unit with mixer tap. Four ring gas hob with extractor over, built-in oven and grill, built-in dishwasher, space for fridge freezer, plumbing for washing machine, gas fired boiler serving central heating and hot water systems, double glazed window to rear aspect and door to rear garden.

FIRST FLOOR LANDING With double glazed window to rear aspect, airing cupboard housing water tank, staircase rising to second floor and radiator.

BEDROOM ONE 17'4" x 10'6" (5.28 m x 3.20 m) Dual aspect room with double glazed windows to front and rear aspects, two radiators and door to:-

EN-SUITE SHOWER ROOM Fitted with a suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Double glazed window to front aspect and radiator.

BEDROOM FOUR 10'5" x 9'2" (3.17 m x 2.79 m) With double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath with shower attachment over, low level WC and pedestal wash hand basin. Double glazed window to rear aspect and radiator.

SECOND FLOOR LANDING

WC With low level WC and wash hand basin. Double glazed window to rear aspect, radiator.

BEDROOM TWO 13'10" x 10'6" (4.22 m x 3.20 m) Dual aspect room with double glazed window to front aspect and Velux window to rear. Two radiators.

BEDROOM THREE 13'10" x 9'2" (4.22 m x 2.80 m) Dual aspect room with double glazed window to front aspect and Velux window to rear. Two radiators.

EXTERIOR Adjacent to the property is a driveway providing off road vehicular parking which in turn leads to the single garage with up and over door. Gated access leads to a well maintained garden which is predominantly laid to lawn with established plant and shrub borders, extended patio and car charger point.

AGENTS NOTE We have been notified there is communal service charge payable of £275 per annum.

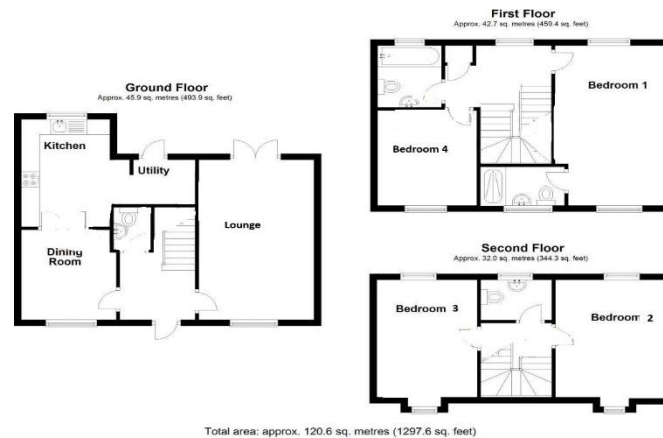
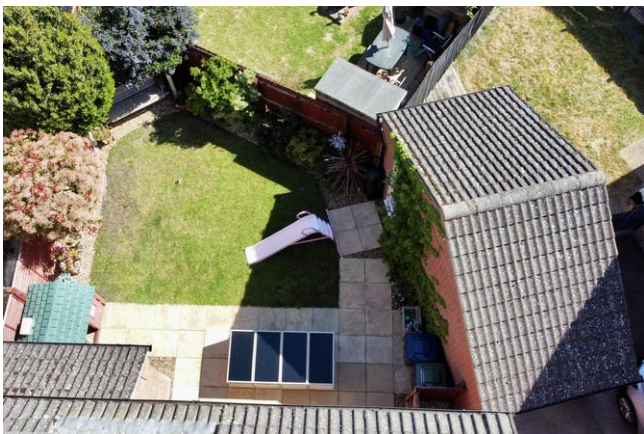
The property has been renovated with new kitchen, new downstairs cloakroom, new flooring throughout, re-decoration throughout and feature wall in dining room.

Tenure Council Tax EPC Viewing

The property is Freehold
Band D
(79/87)
By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk
CWH-7454

Ref





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. (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.