



City Road, Littleport, Ely, Cambridgeshire CB6 1NG

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An extended three bedroom semi-detached home situated on a generous plot with ample off road parking to the front and large rear garden overlooking the countryside.

- Entrance Porch & Hallway
- Impressive Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Three Double Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Established Well Maintained Rear Garden Overlooking Countryside

Asking Price: £400,000



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 PORCH 14'10" x 6'10" (4.52 m x 2.08 m) Double glazed entrance door with windows to both sides. Wood effect flooring, radiator.
Utility area with appliance space and work surface over. Double folding doors through to:-

ENTRANCE HALL Staircase rising to first floor with a useful cupboard under. Radiator and door to:-

CLOAKROOM With window to side and suite in white comprising WC and wash hand basin. Pine panelling to one wall and ceramic tiled floor.

SITTING ROOM 20'4" x 13'0" (6.19 m x 3.95 m) With double glazed double doors to rear patio deck with windows either side. Wood effect flooring and radiator.

DINING ROOM 15'11" x 8'6" (4.84 m x 2.59 m) With double glazed windows to front, radiator and wood effect flooring.

IMPRESSIVE KITCHEN/BREAKFAST ROOM 20'4" x 11'11" (6.19 m x 3.62 m) Comprehensively fitted with a matching range of wood fronted wall and base units with quartz effect work surfaces over. Matching central Island with breakfast bar at one end with fitted cupboards and drawers either side. Double butlers sink with mixer tap, recess for range style cooker, integrated dishwasher and integrated fridge freezer, double glazed window to side and double glazed double doors to rear garden with windows either side. Tiled splashbacks.

FIRST FLOOR LANDING With double glazed window side on return of staircase.

Landing with double glazed window to front. Hatch to roof space, radiator, built in airing cupboard which houses a gas fired Valiant boiler serving the central heating and hot water systems.

PRINCIPAL BEDROOM 16'9" x 12'10" (5.10 m x 3.92 m) Full width built-in wardrobes with the six sliding doors (two of which are mirrored) radiator, double glazed window to rear overlooking the garden with stunning countryside views beyond. Engineered oak flooring.

BEDROOM TWO 13'8" x 12'0" (4.16 m x 3.65 m) With double glazed window to front. Engineered oak flooring and radiator.

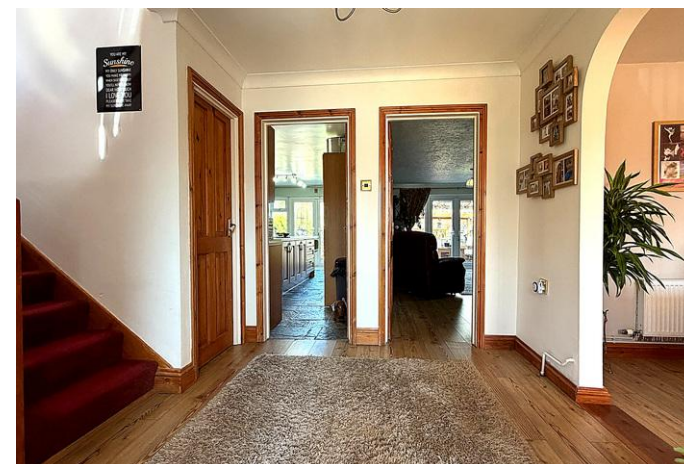
BEDROOM THREE 12'10" x 12'4" (3.92 m x 3.75 m) to wardrobes. With double glazed window to rear. fitted furniture to one wall comprising fitted wardrobes with four sliding doors to the side of which is a kneehole dressing table area with fitted shelves above. Engineered oak flooring.

FAMILY BATHROOM Four piece suite in white comprising walk-in shower, WC, corner spa bath with mixer taps and hand shower attachment and pedestal wash handbasin. Chrome towel rail/radiator double glazed window side, full tiling to walls.

EXTERIOR The property is set back from the road behind a generous frontage, which is both gravelled and block paved in a herringbone pattern, providing ample off-road parking for several vehicles. There is also side access leading to the rear garden.

The rear garden is a particular feature of the property. Immediately adjoining the house is a partially covered raised deck, accessed from both the sitting room and kitchen. Steps lead down to a further terraced area, currently arranged for alfresco dining. Beyond this is a covered pond, followed by an outdoor kitchen area complete with a pizza oven, built-in BBQ and a paved patio.

The remainder of the garden is predominantly laid to lawn, extending to the rear where there are several fruit trees, raised beds stocked with herbs and shrubs, and a well-equipped vegetable growing area with raised beds and a greenhouse. Ideal for keen gardeners.



Tenure - The property is Freehold

Council Tax - Band D

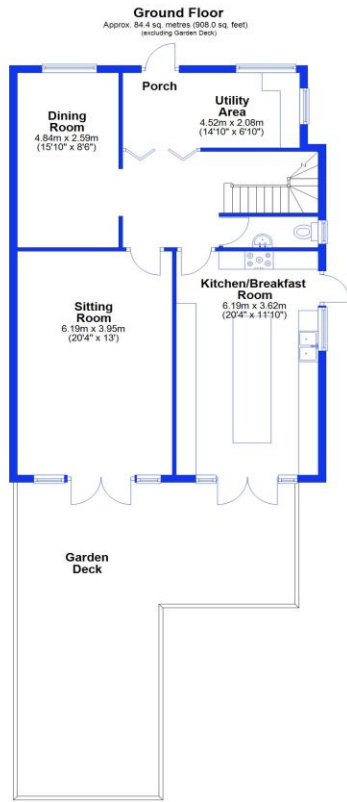
EPC C (72/81)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-7456



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.



Total area: approx. 153.0 sq. metres (1647.1 sq. feet)

