Ely Road, Littleport, Ely, Cambridgeshire CB6 1HQ

Pocock + Shaw

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16A, Ely Road, Littleport, Ely, Cambridgeshire, CB6 1HQ

A spacious well-proportioned four/five bedroom, three bathroom detached residence with double garage which lies in one of the villages most sought after locations.

- No Upward Chain
- Wood Effect Flooring Throughout Ground Floor
- Entrance Hallway
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Sitting Room
- Dining Room
- Principle Bedroom with Ensuite and Dressing Room
- Double Garage and Parking

Guide Price: £450,000

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 double entrance doors, wood effect flooring, spiral staircase to first floor, feature archway with up lighters, walkway through to;

SITTING ROOM 24'1" x 14'10" (7.35 m x 4.53 m) Room narrowing in part to 3.56m. With two double glazed windows two front aspect, and double glazed double doors to rear garden. Downlighters to ceiling. Three radiators. Opening to;

KITCHEN/BREAKFAST ROOM 13'2" x 13'1" (4.02 m x 4.00 m) Full height bay window to rear overlooking the garden. Comprehensively fitted with a matching range of wall and base units with quartz work surfaces over. American style fridge freezer, range style five hob cooker with a stainless steel finish with overhead glazed and stainless steel extractor hood. Integrated oven/microwave oven. Matching island with drawers and cupboards below, plumbing for dishwasher and circular single sink unit with mixer tap and matching drainer. Breakfast bar. Opening to;

DINING ROOM 12'6" x 11'8" (3.80 m x 3.55 m) With double glazed double French doors to rear garden. Downlighters to ceiling and radiator.

INNER HALL Accessed from the entrance hall and gives access to the utility room, a shower room and a room which could be used as a bedroom, a playroom or perhaps a study for somebody working from home. Radiator.

UTILITY ROOM With double glazed door and window to side aspect. Wall and base units matching with those in the kitchen with roll edge work surface over. One and a third bowl single drain sink unit with mixer tap. Built-in shelved cupboard, tile splash backs, plumbing and space for washing machine and one further appliance (subject to measurements).

SHOWER ROOM With double glazed window side and suite comprising shower cubicle, glass bowl sink with offset mixer tap and tile splashback and WC with concealed flush unit. Wall mounted towel/radiator, extractor fan, downlighters to ceiling.

BEDROOM FIVE/STUDY 13'11" x 9'8" (4.25 m x 2.94 m) With opening to garage. Double glazed window, radiator.

FIRST FLOOR LANDING With double glazed window to front, hatch to roof space, airing cupboard and radiator.

PRINCIPAL BEDROOM 14'3" x 11'1" (4.35 m x 3.38 m) With two double glazed windows to rear. Radiator. Walkway through to;

DRESSING ROOM 9'5" x 4'5" (2.88 m x 1.35 m) With double glazed window to rear. Fitted wardrobes to one side providing a mixture of shelving and hanging space with three mirror fronted doors. There's also radiator, fitted drawers with seat and door to;

EN-SUITE BATHROOM With double glazed window to front. Five piece suite in white comprising twin wash hand basin with vanity units under, separate tiled shower cubicle, WC with concealed flush unit and corner bath with mixer taps. Tiled surround, wall mounted chrome towel rail/radiator, ceramic tiled floor, downlights to ceiling.

BEDROOM TWO 12'6" x 11'3" (3.81 m x 3.44 m) With two double glazed window to front. Radiator.

BEDROOM THREE 12'6" x 9'1" (3.81 m x 2.76 m) With double glazed window to rear. Radiator and downlights to ceiling.

BEDROOM FOUR 9'2" x 8'1" (2.79 m x 2.46 m) With double glazed window to rear. Radiator and downlighters to ceiling.

FAMILY BATHROOM 9'1" x 7'8" (2.78 m x 2.34 m) Fully tiled suite comprising corner bath with mixer tap and hand shower attachment. Vanity unit with wash hand basin and mixer tap over. Bidet and WC with concealed flush unit. Downlighters to ceiling, wall mounted chrome finished towel rail/radiator.

EXTERIOR Ely Road is without a doubt one of Littleport's finest locations and is ideal for access to the village Centre and other amenities such as local schools.

Access via five bar double gates from the road, the frontage block paved in a herringbone style pattern providing hardstanding for several vehicles. The rear garden has a timber decked terrace which is probably in need of replacement. Beyond this, it is laid to lawn and paved which extends to one side where there is a timber shed and side gated access from the front.

DOUBLE GARAGE 17'9" x 17'7" (5.42 m x 5.35 m) With electric up and over doors. Beyond the doors it is glazed with double French doors.

Tenure - The property is Freehold

Council Tax - Band F

EPC TBC

Viewing - By Arrangement with Pocock & Shaw
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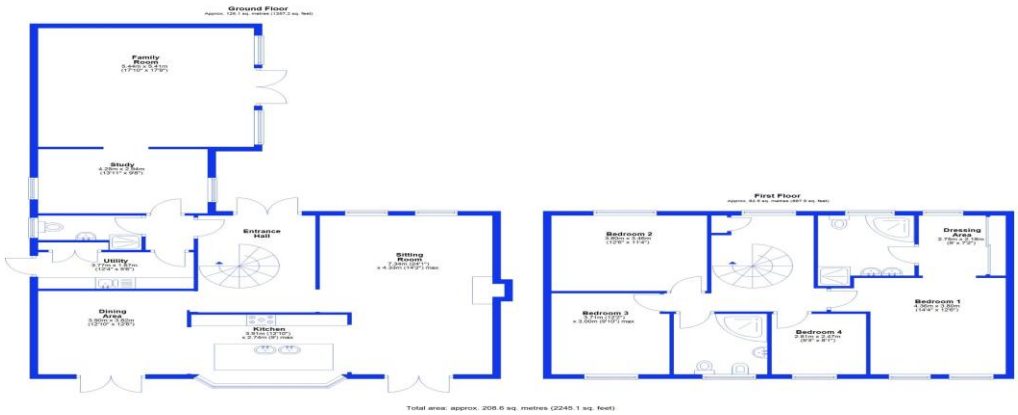
Ref GVD-7484

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.



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