



The Green, Little Thetford, Ely, Cambridgeshire CB6 3HZ

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An immaculately presented detached property situated within a corner plot position with attractive countryside views and south facing garden. Offering open plan lounge/ kitchen, utility room, cloakroom, three bedrooms, one en-suite, family bathroom, driveway and garage.

- Entrance Hall & Cloakroom
- Open Plan Lounge/Kitchen/Dining Area
- Utility Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Air Source Heating & Underfloor Heating to Ground Floor
- Driveway Parking & Garage
- South Facing Garden
- Attractive Countryside Views

Guide Price: £440,000



The small sought after, no through village, of **LITTLE THETFORD** lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College.

ENTRANCE HALL with door to front aspect, staircase rising to first floor with under stairs storage cupboard. Underfloor heating throughout ground floor.

DOWNSTAIRS CLOAKROOM with low level WC, wash hand basin and double glazed window.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

KITCHEN AREA 13' 9" x 14' 5" (4.40 m x 4.20 m) - with one and a quarter ceramic sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, integral fridge freezer, dishwasher, double electric oven, central island with hob and extractor hood above, extended breakfast bar, double glazed window and patio doors to rear garden.

LOUNGE AREA 18'9" x 12'2" (5.70 m x 3.70 m) with double glazed window to rear aspect.

UTILITY ROOM 7'10" x 6'3" (2.40 m x 1.90 m) with built-in storage cupboard, door leading to the rear garden.

HALF LANDING with double glazed window.

FIRST FLOOR LANDING with double glazed window, loft access, radiator.

BEDROOM ONE 15'5" x 13'1" (4.70 m x 4.00 m) with fitted built-in wardrobe and double glazed window to rear aspect with attractive countryside views. Radiator.

EN-SUITE SHOWER ROOM with walk-in shower, low level WC, wash hand basin and double glazed window.

BEDROOM TWO 10'10" x 10'10" (3.30 m x 3.30 m) with double glazed window to rear aspect with attractive countryside views. Radiator.

BEDROOM THREE 9'2" x 6'11" (2.80 m x 2.10 m) with double glazed window to side aspect. Radiator

BATHROOM with panel bath with shower attachment, low level WC, wash hand basin, double glazed window to front aspect.

EXTERIOR The property benefits from a driveway providing off-road vehicle parking which in turn leads to the garage. Gated access leads to a fully enclosed garden with lawns to rear and side aspects backing onto open farmland.

AGENTS NOTE We understand there is a maintenance charge of £30 per month which also covers the sewage treatment plant.

Tenure	The property is Freehold			
Council Tax	Band E	EPC	B	(83/94)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk			
Ref	CWH/7112			





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.