



Victoria Street, Littleport, Ely, Cambridgeshire CB6 1LZ

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A beautifully presented and recently extended three double bedroom detached character home situated on a generous plot with off road parking and large detached garage to the rear.

- Detached Character Home
- Open Plan Lounge/Snug
- Kitchen/Dining Room
- Utility/Cloakroom
- Three Bedrooms
- Bathroom
- Off Road Parking & Detached Garage
- Enclosed Rear Garden

Guide Price: £300,000



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.

OPEN PLAN LOUNGE/SNUG 22'0" x 10'5" (6.70 m x 3.18 m) with entrance door to front, feature brick built hearth with solid fuel stove, attractive built-in corner cabinet, two radiators, two double glazed windows to front aspect, dimmer switches and door to :-

KITCHEN/DINING ROOM 17'7" x 11'4" (5.35 m x 3.45 m) with two double glazed windows to rear aspect and double glazed stable door opening to rear. Fitted with an attractive range of wall and base units with solid wood work surfaces over and matching upstands and inset ceramic sink unit with mixer tap. Built-in Neff cooking appliances, built-in fridge freezer and dishwasher.

Dining area with radiator, further cupboard housing the combi gas boiler, door leading to staircase rising to first floor.

UTILITY / CLOAKROOM with opaque double glazed window to rear aspect. Fitted with a low level WC and wash hand basin. Wood work surfaces with plumbing for washing machine and space for tumble dryer. Radiator, laminate flooring.

FIRST FLOOR LANDING with sunken spotlights to ceiling, double glazed window to rear aspect, radiator.

BEDROOM ONE 12'8" x 10'8" (3.85 m x 3.25 m) with double glazed window to front aspect, unique chimney breast, radiator, exposed wood flooring.

BEDROOM TWO 11'11" x 9'9" (3.62 m x 2.96 m) with double glazed window to rear aspect. Radiator, built-in bespoke storage with two double wardrobes, drawers and built-in cupboard.

BEDROOM THREE 10'7" x 9'1" (3.22 m x 2.78 m) with double glazed window to front aspect, access to loft, radiator, exposed wood flooring.

BATHROOM Fitted with a four piece suite comprising claw foot free standing bath, corner shower cubicle, low level WC and wash hand basin. Victorian style radiator/towel rail, half wood panel walls and double glazed window to side aspect.

EXTERIOR The property fronts onto the pavement with gravelled off road parking for two vehicles and driveway which in turn leads to the rear garage which also has further off road parking.

The rear garden is full enclosed by brick wall, predominantly laid to lawn with raised plant and shrub borders. Pathway leads to the garage and gated access to the front. Feature pond.

GARAGE 24'7" x 8'4" (7.50 m x 2.53 m) with double doors, power and lighting, wall divider then in turn leads to a storage area, door to rear garden.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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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.