



Millfield, Littleport, Ely, Cambridgeshire CB6 1HN

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A charming three bedroom semi-detached family home beautifully presented throughout and situated on a generous plot with outside office, garden room and surrounded by established landscaped gardens.

- Semi-Detached House
- Two Dual Aspect Reception Rooms
- Fitted Kitchen
- Rear Lobby, Utility Room & Cloakroom
- Three Bedrooms
- Bathroom & Separate WC
- Generous Corner Plot
- Driveway Parking
- Established Front & Rear Gardens
- Outside Office & Garden Room

Guide Price: £359,950



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, feature tiled flooring, exposed wood staircase rising to first floor, useful understair storage cupboard, radiator.

DUAL ASPECT SITTING ROOM 16'11" x 11'0" (5.16 m x 3.35 m) with double glazed window to front and sliding patio doors to rear. Exposed wood flooring, feature solid fuel burner, radiator.

DUAL ASPECT DINING ROOM 11'0" x 10'2" (3.35 m x 3.10 m) with double glazed windows to front and side. Feature fireplace, wood flooring.

KITCHEN 17'4" x 6'5" (5.28 m x 1.95 m) with two double glazed windows to rear and one window to side. Fitted with an attractive range of wall and base units, tiled splashbacks, inset stainless steel sink unit and drainer with mixer tap. Built-in five ring range style cooker with oven, hot tray and grill, extractor hood over and splashback. Space for fridge freezer, plumbing and space for dishwasher, vinyl flooring and opening to:-

REAR LOBBY with double glazed window to side and stable style door opening to rear garden. Personal door leading to side access.

UTILITY ROOM Fitted with shelving, plumbing for washing machine, space for tumble dryer, electric radiator, vinyl flooring. Door leading to:-

DOWNSTAIRS CLOAKROOM with low level WC and wash hand basin, tiled splashbacks, double glazed window to rear and vinyl flooring.

FIRST FLOOR LANDING with access to boarded loft.

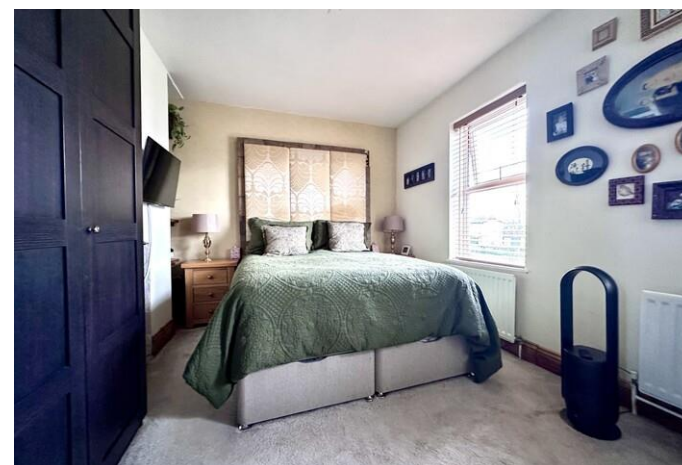
BEDROOM ONE 14'3" x 10'0" (4.35 m x 3.05 m) with double glazed window to front and further feature circular window to front. Built-in overstairs storage cupboard and recess ideal for wardrobes. Two radiators.

BEDROOM TWO 12'4" x 10'9" (3.75 m x 3.28 m) with double glazed window to front. Useful storage recess ideal for wardrobes, feature fireplace, radiator.

BEDROOM THREE 11'4" x 6'7" (3.45 m x 2.00 m) with double glazed window to rear, radiator.

SEPARATE WC with opaque double glazed to rear, low level WC, tiled splashback, tiled flooring and wall mount Vaillant gas boiler.

BATHROOM Fitted with an attractive three piece suite comprising double shower cubicle with drencher shower head over, feature radiator, claw foot free standing bath with side mixer taps and feature vanity unit with inset wash hand basin and mixer tap over. Opaque double glazed window to rear, fully tiled surrounds and flooring.



EXTERIOR 14'7" x 10'8" (4.45 m x 3.25 m) This is certainly a feature to be noted as the property is situated on a generous corner plot. To the front there is an established Victorian style garden with box hedging, slate area and stepping stones. Adjacent gravelled driveway in turn leads to the rear access and the converted garage which is blocked off and split into a storage area and opening to outside office measuring (15'2" x 13'7") 4.62 x 4.15m.

The rear garden has been beautifully landscaped with a large lawned area from front to rear with shaped well established plant and shrub borders. Timber shed, established trees, Japanese style pond with raised decking area and stepping stone pathway leading to the Garden Room measuring (14'7" x 10'8") 4.45m x 3.25m which has been converted to an outside reception room with solid fuel burner, wood framed glazed windows and doors to rear garden.

Tenure - The property is Freehold

Council Tax - Band B

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref MJW/7116



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.

