



**Ely Road, Littleport, Ely, Cambridgeshire CB6 1HL**

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## The Willows, Ely Road, Littleport, Ely, Cambridgeshire CB6 1HL

The Willows is an impressive individual bay fronted detached residence which lies within one of the finest locations on the Ely side of this popular, well served village.

- Reception Hall with oak flooring
- Superb bay fronted Sitting Room with wood burning stove
- Dining Room with French doors leading to rear terrace
- Superb 26ft fitted Kitchen/Breakfast Room with adjoining Utility Room and Pantry
- Principal Bedroom Suite with rear facing Juliette balcony, En-suite shower room and walk-in dressing room
- Secondary Bedroom with En-suite shower room
- Two further double Bedrooms
- Family Bathroom with rolltop bath on claw feet
- Approx. 0.23 acre plot with gardens and extensive parking
- Detached Double Garage with remote controlled door

**Guide Price: £575,000**



**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.

### THE WILLOWS

The house offers delightful and spacious accommodation which extends to in excess of 2,300 square feet internally. Whilst externally the property lies on a mature plot approaching a quarter of an acre which offers extensive parking and a detached double (almost triple) garage to the front and a lovely rear garden which backs onto open farmland.

### RECEPTION HALL

**LOUNGE** 25'2" x 13'0" (7.68 m x 3.95 m)

**DINING ROOM/FAMILY ROOM** 14'10" x 11'2" (4.52 m x 3.40 m)

**KITCHEN/BREAKFAST ROOM** 26'2" x 10'6" (7.98 m x 3.19 m)

**UTILITY ROOM** 16'6" x 7'9" (5.03 m x 2.36 m)

**STUDY** 17'2" x 7'9" (5.23 m x 2.36 m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 20'1" x 13'1" (6.12 m x 3.99 m) Plus walk-in wardrobe

### EN-SUITE SHOWER ROOM

**BEDROOM TWO** 13'0" x 12'11" (3.95 m x 3.94 m)

### EN-SUITE SHOWER ROOM

**BEDROOM THREE** 13'0" x 11'11" (3.95 m x 3.64 m)

**BEDROOM FOUR** 14'5" x 8'4" (4.40 m x 2.54 m)

### BATHROOM

**Tenure** - The property is Freehold

**Council Tax** - Band F **EPC** To Follow

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD-7171



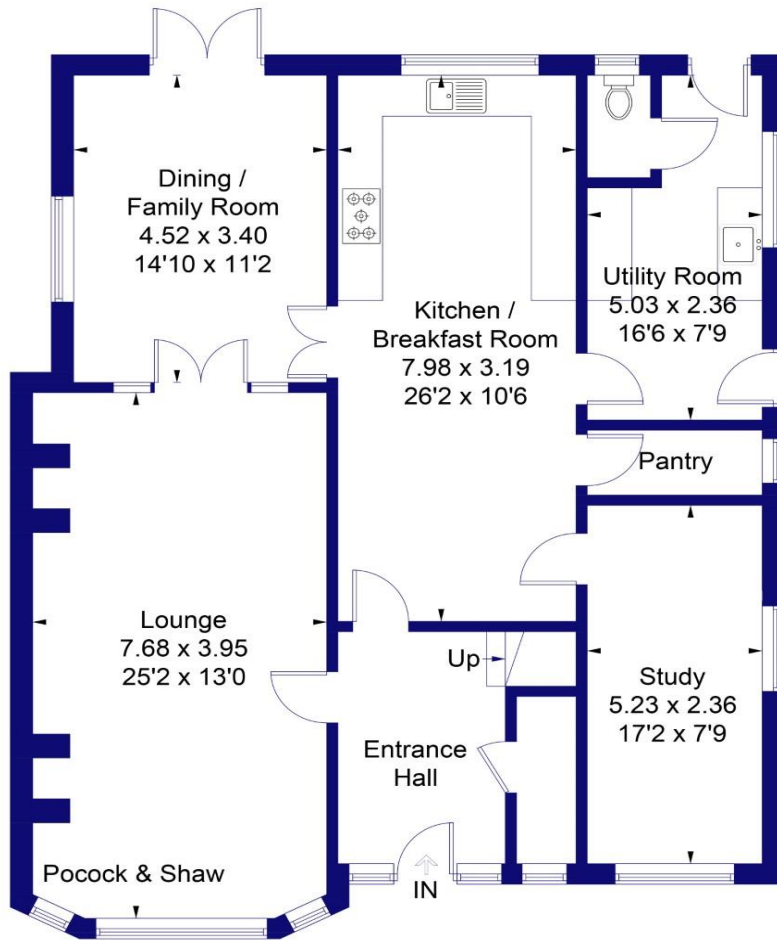




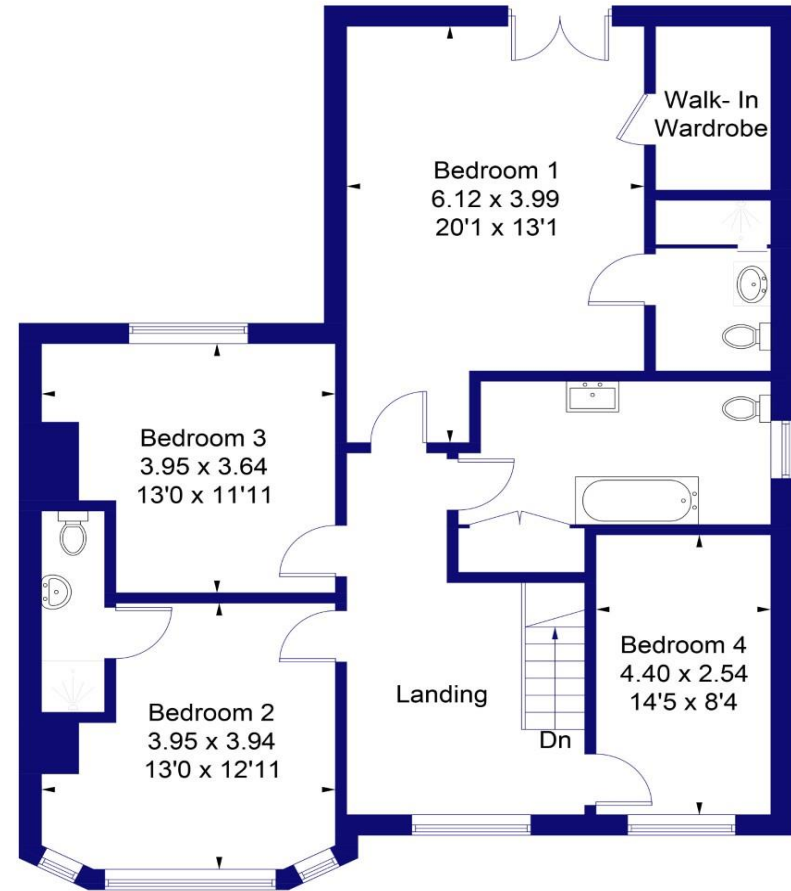
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.

# 92 Ely Road, Littleport

Approximate Gross Internal Area = 217.4 sq m / 2339.9 sq ft



**Ground Floor**



**First Floor**