



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HL

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A detached chalet bungalow situated on a plot of approximately 1/4 acre with far reaching views over open countryside and Ely cathedral to the rear. The accommodation offers a spacious living room, kitchen/breakfast room, three bedrooms and ample driveway parking leading to garage.

- DETACHED CHALET BUNGALOW
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM
- BATHROOM
- SPACIOUS DRIVEWAY AND GARAGE
- 1/4 ACRE PLOT WITH VIEWS OVER COUNTRYSIDE TO ELY CATHEDRAL

Guide Price: £420,000



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 new 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 Door to front aspect and window facing side aspect, staircase leading to first floor, radiator.

LIVING ROOM 21'6" x 12'5" (6.55 m x 3.78 m) Double aspect room with double glazed bay window to front aspect and double glazed patio doors leading to rear garden. Two radiators.

KITCHEN/BREAKFAST ROOM 15'2" x 10'10" (4.62 m x 3.30 m) Fitted with a range of base units with drawers and work surfaces over, matching range of wall mounted cupboards. Sink unit and drainer. breakfast bar. Double glazed window to rear aspect with views over open countryside. Door to rear garden.

UTILITY ROOM 7'2" x 5'2" (2.18 m x 1.57 m) With fitted storage cupboards, plumbing for washing machine and space for tumble dryer. Two double glazed windows.

SHOWER ROOM Comprising tiled shower cubicle, low level WC, wash hand basin with vanity storage cupboards below. Radiator and double glazed window to side aspect.

BEDROOM ONE 14'0" x 11'3" (4.27 m x 3.43 m) Double glazed window to front aspect, built in cupboard and radiator.

BEDROOM TWO/DINING ROOM 10'5" x 8'5" (3.18m x 2.57m) Double glazed window to side aspect, built in cupboard and radiator.

FIRST FLOOR

BEDROOM THREE 19'2" x 9'1" (5.84 m x 2.77 m) Sloping ceilings, two Velux style windows with views over countryside. Built in cupboard and radiator.

BATHROOM Comprising panel bath, pedestal wash basin, low level WC. Double glazed window to side aspect and radiator.

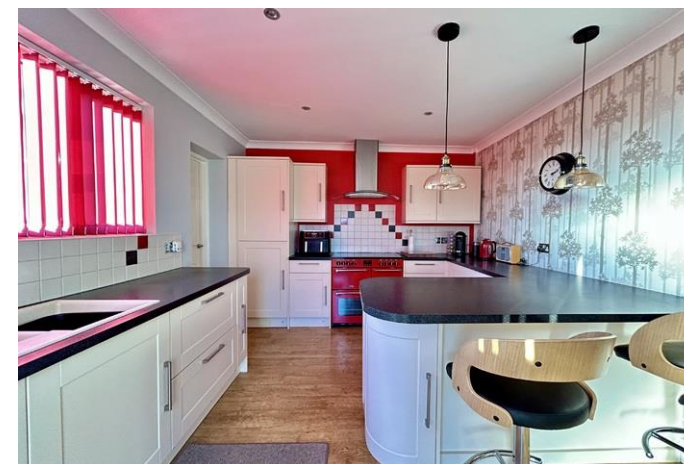
EXTERIOR The property is sited on a plot of approximately 1/4 of an acre. To the front the garden measures approximately 90ft in length with lawned area and established borders, a spacious driveway offers plenty of parking and leads to a single garage to the rear of the property. The rear garden measures circa 125ft and is mainly laid to lawn with a patio area and views to the rear towards Ely Cathedral.

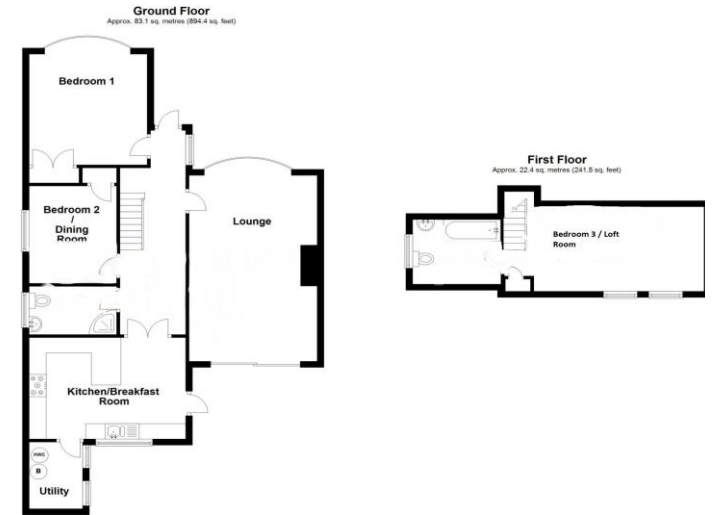
Tenure The property is Freehold

Council Tax Band D **EPC** D (63/79)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/7101





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. (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.