



Croft Park Road, Littleport, Ely CB6 1NZ

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Croft Park Road, Littleport, Ely, Cambridgeshire CB6 1NZ

A well-proportioned three bedroom semi-detached property, with the addition of a large garden room and playroom, being offered for sale with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Fitted Kitchen
- Large Conservatory / Sun Room
- Playroom (Converted Garage)
- Three Bedrooms & Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £235,000



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.

ENTRANCE HALL Entrance door with double glazed insets. Staircase rising to first floor. Radiator. Door to:-

SITTING ROOM 13'5" x 10'1" (4.09 m x 3.07 m) with two double glazed windows to front. Wood effect flooring and radiator.

CLOAKROOM with double glazed window to side, WC and wash hand basin.

KITCHEN/DINING ROOM 19'7" x 9'1" (5.96 m x 2.77 m) with two double glazed windows to rear and double glazed French doors to conservatory/garden room. Range of wall and base units with worksurfaces over and inset sink unit. Metro style tiled splashbacks. Built-in oven/grill with five ring gas hob and extractor hood over. Radiator.

STUDY 10'8" x 7'11" (3.24 m x 2.42 m) with window and door leading to garden room. Personal door to a storage room.

CONSERVATORY/GARDEN ROOM 20'11" x 8'9" (6.37 m x 2.67 m) extending in part to 3.97 m. Of brick and double glazed construction with a mono pitched roof. Double doors to garden.

FIRST FLOOR LANDING with hatch to roof space. Cupboard housing the gas boiler and two further cupboards, one of which has linen shelves fitted whilst the other has a hanging rail and shelf.

BEDROOM ONE 12'6" x 10'2" (3.80 m x 3.09 m) with double glazed windows to front. Built-in cupboard with hanging rail and shelves. Radiator.

BEDROOM TWO 10'4" x 9'1" (3.15 m x 2.78 m) plus door recess. With double glazed windows to rear. Built-in cupboard with hanging rail and shelf. Radiator.

BEDROOM THREE 7'1" x 6'9" (2.15 m x 2.07 m) with windows to front. Radiator.

BATHROOM with double glazed window to rear and suite in white comprising WC, pedestal wash hand basin and panel enclosed bath with electric shower unit over. Tiled surrounds.

EXTERIOR The property lies in the cul-de-sac part of the road. It is set behind a frontage consisting of a concreted area providing vehicle hardstanding, adjacent to which is a small area of garden.

The rear garden consists of a patio from the garden room beyond which it was predominantly to lawn but has since been left to grow naturally.

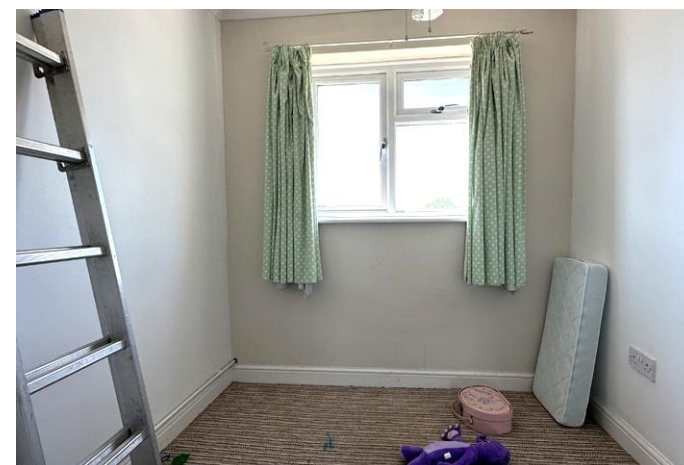
The garage has been converted at some point to provide an additional room (study/ play room) and a storage area to the front.

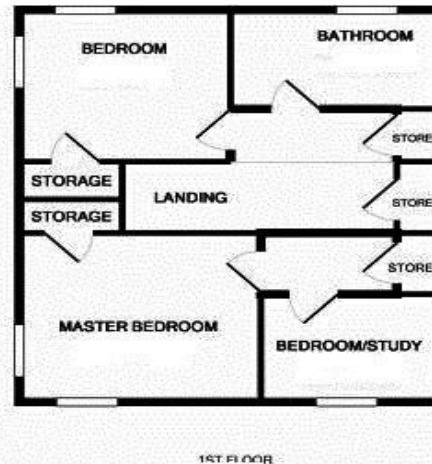
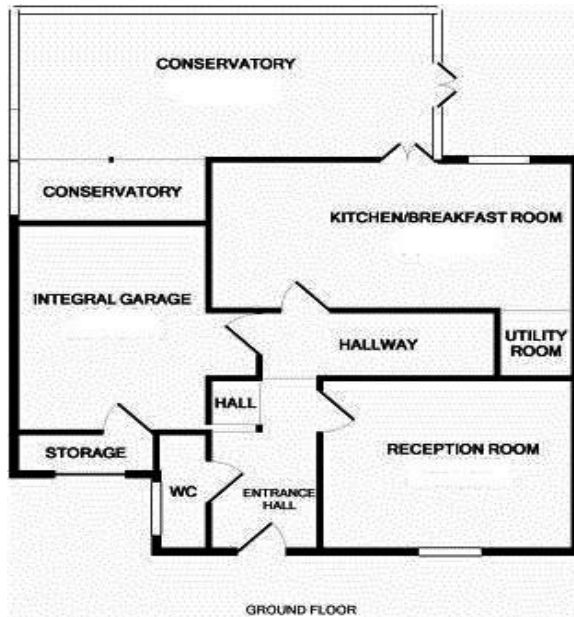
Tenure The property is freehold

Council Tax Band B **EPC** C (72/85)

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Ref MJW - 7225





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.