



**Alexandra Road, Littleport, Ely,
Cambridgeshire CB6 1NX**

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A well-presented four bedroom detached 'Potton' cottage, situated in a pleasant non-estate location in Littleport close to the railway station.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Study
- Principal Bedroom with Dressing Area & Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Integral Double Garage

Guide Price: £385,000



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.

FRONT PORCH With front entrance door leading to:

ENTRANCE HALL With ceramic tiled floor, staircase rising to first floor, understairs storage cupboard and double doors leading to sitting room.

CLOAKROOM Suite comprising low level WC and wash hand basin. Ceramic tiled flooring.

STUDY 9'6" x 6'4" (2.90 m x 1.94 m) Ceramic tiled floor, window to front aspect. Underfloor heating.

SITTING ROOM 17'9" x 14'6" (5.42 m x 4.43 m) Attractive feature brick fireplace with electric log burner. Ceiling beam. Two windows to rear aspect. Ceramic tiled floor with underfloor heating.

KITCHEN/DINING ROOM Fitted with an attractive matching range of wall and base units and work surfaces over with tiled splashbacks. Inset single sink unit and drainer. Integrated fridge/freezer, space and plumbing for dishwasher, space for Range style cooker in feature brick surround. Window to side aspect. Ceramic tiled floor with underfloor heating. Double French doors opening onto the rear garden.

SIDE LOBBY With doors leading to the rear garden and the garage.

FIRST FLOOR LANDING With storage cupboard and radiator.

BEDROOM ONE 13'0" x 9'4" (3.95 m x 2.84 m) Walk through dressing area with built-in cupboard. Window to side aspect. Door leading to:

ENSUITE SHOWER ROOM Suite comprising low level WC, wash hand basin, double shower cubicle. Tiled walls. Ceramic tiled flooring. Velux window and sloping ceiling. Heated towel rail.

BEDROOM TWO 18'9" x 9'7" (5.71 m x 2.93 m) Velux window to rear, Dormer window to front. Ceiling beams and radiator.

BEDROOM THREE 11'2" x 10'6" (3.40 m x 3.20 m) Velux window, ceiling beam. Radiator.

BEDROOM FOUR 11'2" x 7'10" (3.40 m x 2.40 m) Velux window, timber beam. Radiator.

FAMILY BATHROOM Suite comprising low level WC, wash hand basin and claw foot bath with mixer tap and handheld shower attachment. Tiled walls and floor. Heated towel rail. Window to side.

EXTERIOR The property is approached via a shared private driveway with gated access leading to the gravelled driveway providing parking for several vehicles and access to the garage. Pedestrian gateway leads through to the enclosed rear garden which is laid to lawn with paved terrace, decking and pergola.

INTEGRAL DOUBLE GARAGE 16'9" x 14'2" (5.10 m x 4.31 m) With electric garage door, power and lighting and plumbing for washing machine.

Tenure The property is Freehold

Council Tax Band E

EPC C (79/86)

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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. (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.