



Littlefield Close, Wilburton, Ely, CB6 3RU

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Littlefield Close, Wilburton, Ely, Cambridgeshire CB6 3RU

A two bedroom detached bungalow in need of modernisation and situated in a small private cul-de-sac in this much sought after village.

- Entrance Hall
- Dual Aspect Sitting Room/Dining Room
- Kitchen
- Inner Hall
- Two Double Bedrooms
- Shower Room
- Front & Rear Established Gardens
- Driveway Parking & Single Garage
- No Upward Chain

Guide Price: £289,950



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE HALL with entrance door to front aspect, useful storage cupboard with shelving, door to:-

SITTING ROOM/DINING ROOM 15'8" x 13'11" (4.77 m x 4.25 m) Dual aspect with double glazed windows to front (overlooking front garden) and to side. Feature brick hearth with log effect electric fire, two radiators, serving hatch to Kitchen, door to inner hallway.

KITCHEN 10'4" x 8'2" (3.15 m x 2.50 m) with double glazed window to side aspect. Fitted with a range of wall and base units with work surfaces over, inset stainless steel double drainer sink unit with mixer tap over, space for electric cooker, plumbing for washing machine and space for fridge freezer. Vinyl flooring, double radiator and door to side aspect.

INNER HALL with doors to bedrooms and shower room.

BEDROOM ONE 13'11" x 10'6" (4.25 m x 3.20 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space and single wardrobe with slatted shelves, further storage cupboard. Radiator.

BEDROOM TWO 11'5" x 10'4" (3.47 m x 3.15 m) with access to loft, double glazed window to rear, built-in double wardrobe with hanging space and shelving. Radiator.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashbacks. Vinyl flooring and radiator.

EXTERIOR To the front is a driveway which in turn leads to the single garage and provides off road parking. A large lawned front garden with plant and shrub borders and side gated access leading to the rear.

The side access is covered with a polycarbonate roof.

The rear garden is predominantly laid to lawn with feature patio area, plant and shrub borders. Oil tank, lean-to potting shed and outside tap.

GARAGE 17'5" x 8'10" (5.30 m x 2.70 m) with single up and over door, double glazed window to rear aspect, side door to covered area, power and lighting.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref MJW/6869





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.