



Harvest Way, Littleport, Ely, Cambridgeshire CB6 1EY

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Situated on the popular Harley Heights development, this Dalby style three bedroom home offers excellent value for a first time buyer with a good size rear garden.

- Entrance Lobby
- Living Room
- Modern Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Integral Garage
- Enclosed Rear Garden

Guide Price: £289,950



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 LOBBY with entrance door to front aspect, wall mounted consumer unit, wood flooring, radiator and door to:-

LIVING ROOM 15'7" x 10'3" (4.74 m x 3.13 m) with double glazed window to front aspect, laminate flooring, two radiators. Door to inner lobby with staircase rising to first floor.

KITCHEN/DINING ROOM 18'10" x 8'1" (5.73 m x 2.47 m) Fitted with an attractive range of royal blue wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap, inset four ring gas hob with extractor canopy over, built-in double oven, built-in dishwasher and washing machine, space for fridge freezer. Laminate flooring, double glazed window to rear aspect.

DINING AREA with useful understairs storage cupboard, radiator and double glazed French doors opening to rear garden.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, radiator and wood flooring.

FIRST FLOOR LANDING with double glazed window to side aspect. Storage cupboard and further overstairs storage cupboard.

BEDROOM ONE 18'10" x 9'0" (5.73 m x 2.75 m) maximum measurements. Three double glazed windows to front aspect, useful recess ideal for wardrobes, radiator, door into:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks, opaque double glazed window to side aspect, extractor fan and vinyl flooring.

BEDROOM TWO 11'0" x 7'3" (3.36 m x 2.21 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'3" x 7'2" (3.43 m x 2.18 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, shaver point, extractor fan, radiator and vinyl flooring.

EXTERIOR The property is approached by a driveway, which in turn leads to the integral **GARAGE** with up and over door, power and lighting, and pathway leading to the front door. to the side is gated access which leads in turn to the rear garden.

The fully enclosed rear garden is predominantly laid to lawn with a patio area directly from the property and outside tap.

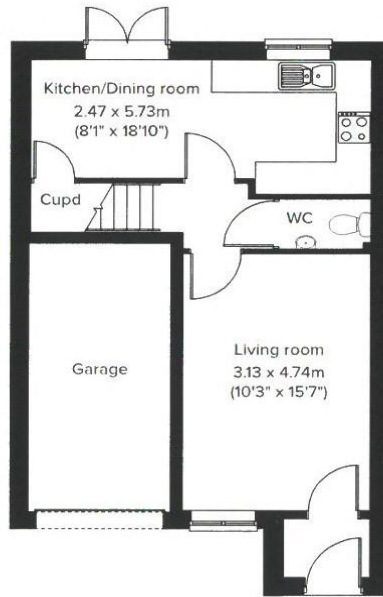
Tenure The property is Freehold

Council Tax Band C **EPC** B (83/95)

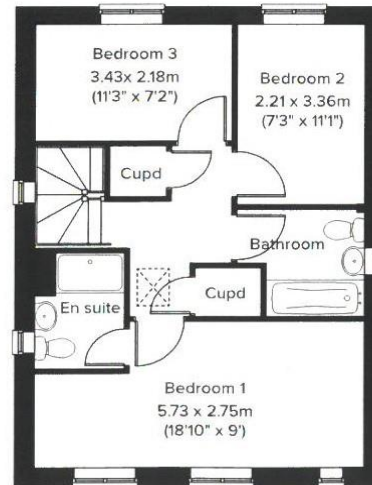
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GROUND FLOOR



1ST FLOOR

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.