



Station Road, Littleport, Ely, Cambridgeshire CB6 1QF

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A new build four bedroom detached family home conveniently situated close to the railway station and just a short walk to the village centre.

- New Build Detached House
- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining Room/Living Room
- Four Bedrooms
- En-Suite to Principal Bedroom
- Bathroom
- Driveway Parking
- Fully Enclosed Rear Garden
- No Upward Chain

Guide Price: £335,000



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 with entrance door and full length window to front aspect, staircase rising to first floor, double radiator, laminate flooring.

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM

LIVING ROOM AREA 18'4" x 10'9" (5.60 m x 3.28 m) Dual aspect with two double glazed windows to front and one to rear aspect. Double radiator, laminate flooring which continues through to:-

DINING/KITCHEN AREA 17'7" x 11'1" (5.35 m x 3.37 m) The kitchen is fitted with an attractive range of wall and base units with work surfaces over, inset I & 1/2 bowl sink unit with mixer tap over. Four ring electric hob, built-in oven and extractor canopy over. Built-in appliances include fridge freezer, washing machine and slimline dishwasher. Full length radiator, double glazed windows to side and rear aspects and patio doors opening to the rear garden.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to side aspect, radiator.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 11'4" x 8'10" (3.45 m x 2.70 m) with double glazed window to rear aspect. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Galaxy style splashbacks, heated towel rail.

BEDROOM TWO 10'0" x 9'10" (3.05 m x 3.00 m) Dual aspect with double glazed windows to side and rear. Radiator.

BEDROOM THREE 9'8" x 8'3" (2.95 m x 2.51 m) Dual aspect with double glazed window to front and side. Radiator.

BEDROOM FOUR 10'4" x 6'11" (3.15 m x 2.10 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising vanity unit with inset wash hand basin, low level WC, panel enclosed bath with separate drencher head shower over. Mermaid splashbacks, heated towel rail and laminate flooring.

EXTERIOR To the front is a gravelled driveway providing off road parking for two vehicles. Gated access in turn leads to the rear.

The rear garden is fully enclosed by wood panel fencing with trellising on top and is mainly laid to lawn with a raised patio area directly behind the property and raised bedding to the side.

Tenure The property is Freehold

Council Tax To be confirmed **EPC** To be confirmed

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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. 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.