



**Highfield Drive, Littleport, Ely, Cambridgeshire CB6 1GB**

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## Highfield Drive, Littleport, Ely, Cambridgeshire CB6 1GB

Constructed by Cannon Kirk, this three storey, four double bedroom end of terrace home, is generously proportioned for a large family and situated in the heart of this popular development close to the village centre and school.

- End of Terrace Family Home
- Entrance Hall & Downstairs Cloakroom
- Dining Room
- Kitchen & Utility Room
- First Floor Spacious Lounge
- Bedrooms One & Two Both with En-suite Shower Rooms
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Three Allocated Parking Spaces as part of the freehold

**Guide Price: £329,950**



**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 HALL** with entrance door to front aspect, staircase rising to first floor, tiled flooring, radiator. Airing cupboard housing the Therma Aquacycle water cylinder and pumps.

#### **DOWNSTAIRS CLOAKROOM**

**STUDY** 13'1" x 9'5" (3.99 m x 2.87 m) with double glazed window to front aspect, radiator, wall mounted fuse box.

**KITCHEN/DINING ROOM** 13'1" x 12'8" (3.99 m x 3.86 m) with double glazed patio doors opening to rear garden. Fitted with an attractive range of wall and base units with work surfaces over and inset stainless steel sink unit with mixer tap. Four ring gas hob with extractor canopy over. Built-in appliances include dishwasher, fridge freezer and double oven/grill. Under counter lighting, ceramic tiled flooring, door leading to:-

**UTILITY ROOM** Fitted with base units with work surfaces over and inset stainless steel sink unit with mixer tap. Plumbing and space for washing machine, space for tumble dryer. Ideal wall mounted gas boiler. Further storage cupboard and personal door to rear garden.

**FIRST FLOOR LANDING** with double glazed window to side aspect and staircase rising to second floor.

**LOUNGE** 18'7" x 13'1" (5.66 m x 3.99 m) with two double glazed windows to rear aspect, two radiators.

**BEDROOM ONE** 11'8" x 10'8" (3.56 m x 3.25 m) plus recess. Double glazed window to front aspect overlooking Highfield Square, radiator, built-in four door wardrobe with overhead storage and hanging space. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower cubicle. Tiled splashbacks, opaque double glazed window to front aspect, shaver point, tiled flooring.

**SECOND FLOOR LANDING** with double glazed window to side aspect. Access to loft.

**BEDROOM TWO** 11'8" x 11'4" (3.56 m x 3.45 m) plus recess. Double glazed window to front aspect, built-in three door wardrobe with overhead storage and hanging space. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Opaque double glazed window to front aspect, heated towel rail, ceramic tiled flooring.

**BEDROOM THREE** 10'5" x 9'5" (3.17 m x 2.87 m) with double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** 10'5" x 8'9" (3.17 m x 2.67 m) with double glazed window to rear aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, heated towel rail, shaver point.

**EXTERIOR** To the front of the property is a small, gravelled area with pathway to front door. The rear garden is fully enclosed by wood panel fencing with side gate access and is predominantly laid to lawn with a variety of shrubs and plants. Timber shed.

**Tenure** The property is Freehold  
**Council Tax** Band D **EPC** B (86/93)

**Viewing** By Arrangement with Pocock & Shaw  
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[www.pocock.co.uk](http://www.pocock.co.uk)

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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.