



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ

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A highly individual and unique detached four/five bedroom family residence with a superb landscaped rear garden.

- Entrance Hall & Cloakroom
- Kitchen / Family Room
- Dining Room
- Living Room with Vaulted Ceiling
- Study & Utility Room
- Four Bedrooms (Two with Dressing Rooms & En-Suites)
- Driveway Parking & Garage
- Superb Landscaped Rear Garden

Guide Price: £525,000



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 14'1" x 13'4" (4.29 m x 4.06 m) with stained glass door and windows to side aspect, staircase rising to first floor with under stairs storage cupboard, feature fireplace with inset stove on a raised hearth.

STUDY 14'1" x 10'2" (4.29 m x 3.10 m) Dual aspect with windows to front and side aspects. Radiator.

INNER HALLWAY with exposed wooden floorboards, vertical radiator and door to garage.

CLOAKROOM Suite with high level WC, wash hand basin and radiator.

UTILITY ROOM 9'4" x 8'3" (2.84 m x 2.51 m) Fitted with a matching range of wall and base units with work surfaces over and tiled splashbacks. Inset butler sink. Plumbing for washing machine and space for tumble dryer. Door to side passageway and two double glazed windows to side aspect.

OPEN PLAN KITCHEN / FAMILY ROOM 20'8" x 14'5" (6.30m x 4.39m)

KITCHEN fitted with a matching range of wall and base units and drawers, tiled splashbacks and inset butler sink. Space for freestanding Rangemaster cooker and extractor hood above, space for American style fridge/freezer (subject to measurements) Double glazed window to side aspect.

FAMILY AREA with extended breakfast bar, double doors opening to rear garden, double glazed window to rear aspect, double doors leading to:-

DINING ROOM 14'9" x 14'9" (4.50 m x 4.50 m) with feature Victorian open fireplace, parquet flooring, radiator, opening through to:-

VAULTED LIVING ROOM 17'3" x 13'7" (5.26 m x 4.14 m) with feature log burner, bi-folding doors opening to rear garden, engineered oak flooring, double glazed window to side aspect, two electric Velux windows.

FIRST FLOOR LANDING with two loft accesses and airing cupboard housing hot water tank.

BEDROOM ONE 17'6" x 14'3" (5.33 m x 4.34 m) with double glazed windows to rear and side aspects. Radiator.

WALK-IN DRESSING ROOM / BEDROOM FIVE 9'2" x 7'8" (2.79 m x 2.34 m) with separate entrance door and may be utilised as bedroom five. Double glazed window to side aspect. Radiator.

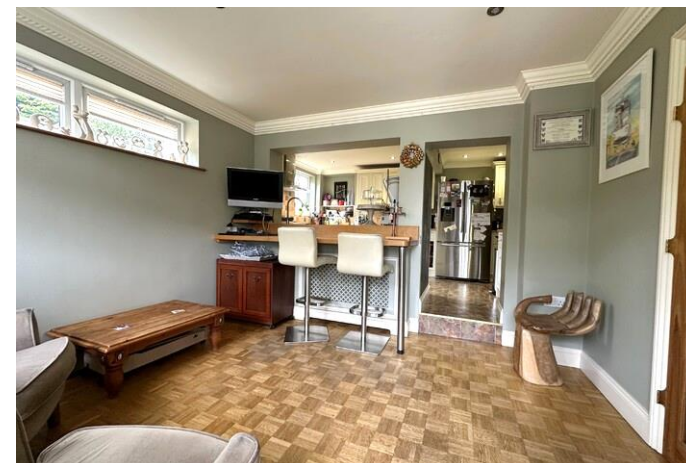
EN-SUITE BATHROOM Fitted with a three piece suite comprising bath with shower above, low level WC and inset wash hand basin. Heated towel rail, double glazed window to rear aspect.

BEDROOM TWO 10'9" x 10'0" (3.28 m x 3.05 m) with double glazed window to side aspect, built-in storage cupboard, radiator, steps leading down to:-

DRESSING ROOM 6' 7" x 6' 2" (2.01m x 1.88m) With built-in wardrobes, double glazed window to rear aspect, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and vanity unit with inset wash hand basin. Heated towel rail.

BEDROOM THREE 12'0" x 11'1" (3.66 m x 3.38 m) with double glazed window to front aspect, built-in wardrobe, radiator.



BEDROOM FOUR 14'0" x 10'0" (4.27 m x 3.05 m) with double glazed window to front aspect, radiator.

FAMILY BATHROOM with double glazed window to side. Four piece suite in white comprising a roll top slipper bath sat on claw and ball feet with chrome finish standpipes and mixer tap with hand shower attachment. Pedestal wash hand basin, high level WC and separate shower cubicle. Wood panelling to dado height. Radiator.

EXTERIOR The rear garden is a particular feature of the property. It consists of a raised paved terrace, accessed by three leaf bi-fold doors from the vaulted Living room. This then leads to a further paved terrace where there is a timber store/summer house. Backing onto paddocks/farmland, the remaining garden is predominantly laid to lawn with a wide variety of shrubs, perennials and trees. Firepit.

Tenure - The property is Freehold

Council Tax - Band D

EPC D (66/79)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD/6990



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.

