



Hale Fen, Littleport, Ely, Cambridgeshire, CB6 1EN

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A particularly well appointed individual five bedroom detached property with outbuildings and grounds approaching 1 acre which lies on the edge of this sought after village location.

- Entrance Porch & Entrance Hall
- Cloakroom
- Four Reception Rooms
- Impressive 5m x 4.8m Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with Adjacent Walk-in Dressing Room & Bathroom
- Four Further Bedrooms
- Family Bathroom
- Detached 11.5m x 6m Outbuilding/Garage/Store
- Detached Garage

Guide Price: £550,000



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 PORCH with PVCu door with leaded light insets, wood effect flooring extending through to the hallway, recesses either side suitable for shoes/cloaks.

ENTRANCE HALL with double glazed window to front, staircase rising to first floor, wood effect flooring, radiator.

CLOAKROOM with double glazed window to front. Suite in white comprising WC and wash hand basin, radiator, half-tiled walls, extractor fan, wood effect flooring.

SITTING ROOM 18'11" x 13'1" (5.76 m x 3.98 m) Dual aspect room with two double glazed windows to side and double glazed bay window to front. Radiator.

DINING ROOM 11'9" x 9'10" (3.57 m x 3.00 m) with double glazed window to front. Radiator.

RECEPTION ROOM/STUDY 13'0" x 8'2" (3.96 m x 2.50 m) with double glazed windows to side and rear with wonderful far reaching countryside views. Wood effect flooring, radiator.

STUDY TWO/SNUG 11'9" x 8'4" (3.57 m x 2.53 m) with double glazed window to rear. Radiator.

IMPRESSIVE KITCHEN/BREAKFAST ROOM 16'4" x 14'8" (4.99 m x 4.47 m) with two double glazed windows to rear and stable door to exterior. Comprehensively fitted with a matching range of wall and base units in a natural finish with drawers, roll edge work surfaces and tiled splashbacks. Rangemaster cooker with double oven, warming drawers and five ring gas hob with adjacent electric griddle. Additional matching units with cupboards either side of American style fridge freezer with shelf over, dishwasher, radiator, ceramic tiled flooring.

UTILITY ROOM 8'5" x 7'9" (2.57 m x 2.37 m) with door and double glazed window to side. Wall mounted Vaillant gas boiler serving the central heating and hot water systems. Matching range of wall and base units with inset stainless steel sink unit and tiled splashbacks. Washing machine and wood effect flooring.

FIRST FLOOR LANDING with hatch to roof space and shelved linen cupboard.

PRINCIPAL BEDROOM 13'7" x 13'0" (4.15 m x 3.97 m) with double glazed windows to two aspects, radiator.

WALK-IN DRESSING ROOM 9'8" x 6'3" (2.95 m x 1.90 m) maximum measurements. Consisting of hanging rails and shelves.

BATHROOM ONE with double glazed window to rear. Suite comprising shower bath with shower unit over, bathroom unit consisting of 6 cupboards - on top of which are two display units - either side of a central basin with mixer taps and halogen/LED downlighters. Close coupled WC, radiator, tiled surrounds.

BEDROOM TWO 11'8" x 10'0" (3.56 m x 3.06 m) with double glazed window to front. Radiator.

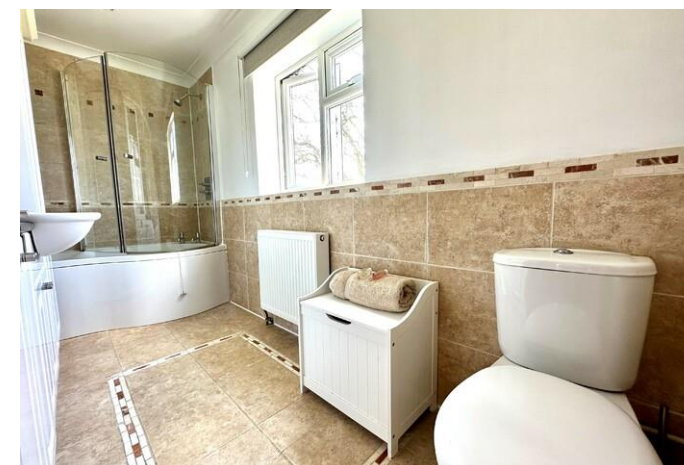
BEDROOM THREE 10'0" x 8'5" (3.04 m x 2.56 m) with double glazed window to rear. Radiator.

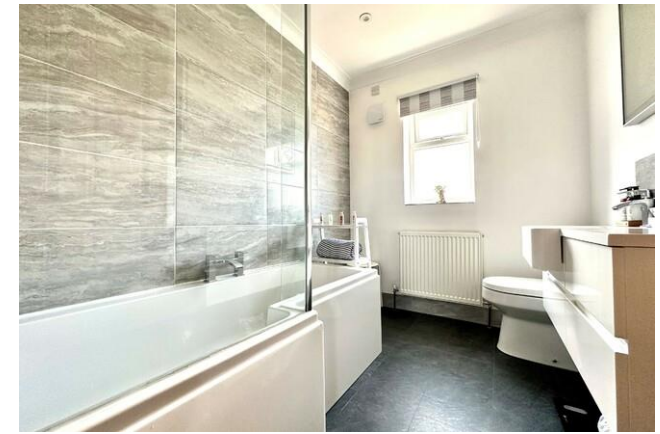
BEDROOM FOUR 11'4" x 10'0" (3.45 m x 3.06 m) with double glazed window to front. Radiator. Built-in cupboard with double hanging rail.

BEDROOM FIVE 11'5" x 9'10" (3.49 m x 3.00 m) with double glazed window to rear. Radiator.

BATHROOM TWO with double glazed window to rear. Suite comprising vanity unit with inset basin and mixer taps, shower bath with overhead shower unit, hanging rail and 8" drencher head, central mixer taps and tiled splashbacks. close coupled WC and radiator. Extractor fan.

EXTERIOR The formal garden consists of a paved patio beyond which it is predominantly laid to lawn with hedge and fence borders. The second part is predominantly gravelled with a concrete base in front of a large outbuilding and detached garage. The final area is predominantly laid to lawn with a combination of hedge and post and rail fencing.





Tenure - The property is Freehold

Council Tax - Band D **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/6700

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.



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