



Yeomans Way, Littleport, Ely, CB6 1FL

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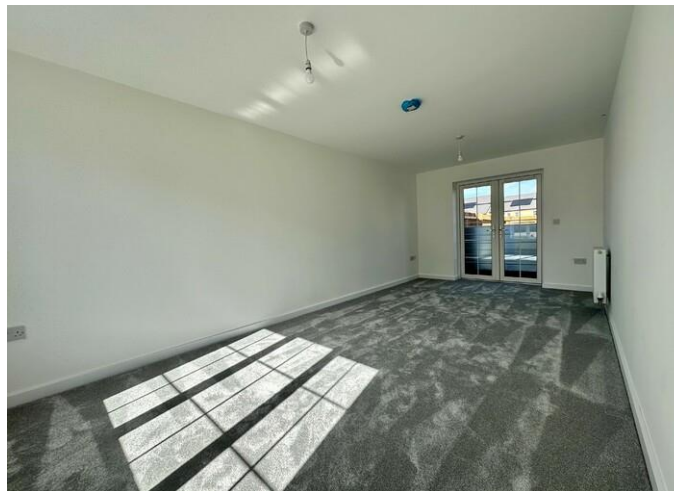
**pocock & shaw**  
Residential sales, lettings & management

## Yeomans Way, Littleport, Ely, Cambridgeshire, Ely, CB6 1FL

A newly built four bedroom, well proportioned, end of terrace home which has an extensive lounge, large kitchen/dining room and all carpets and flooring, situated on the popular Highfields development in this well served village location.

- Entrance Hall & Cloakroom
- Extensive Lounge
- Kitchen/Dining Room & Utility Area
- Four Bedrooms (En-Suite to Principal Bedroom)
- Family Bathroom
- Enclosed Rear Garden
- Parking to Rear
- Fitted Solar Panels
- NHBC 10 year "Buildmark" new homes warranty

**Guide Price: £350,000**



**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.

**THE MERRYWEATHER** Classically laid out with a large hallway, it also features double French doors to the rear. There is a high quality kitchen which includes oven, chimney extractor fan and hob. The bathroom, en-suite and cloakroom are graced by specially selected white designer sanitaryware. All remaining fixtures and fittings, from the panelled doors to the hardwood handrails on the stairs, have been carefully chosen to add the perfect finishing touches.

#### **ENTRANCE HALL**

#### **CLOAKROOM**

**LOUNGE** 20'8" x 10'2" (6.31 m x 3.10 m)

**KITCHEN/DINING ROOM** 20'8" x 11'0" (6.31 m x 3.35 m)  
Specially selected high quality fitted kitchen units. Laminate worktops with matching upstand. Under unit worktop lighting. Stainless steel splashback behind hob, double oven, gas hob and chimney extractor hood in brushed stainless steel. Integrated dishwasher. Integrated Fridge/Freezer. Stainless steel one and a half bowl sink.

**UTILITY AREA** 5'7" x 3'4" (1.71 m x 1.02 m) Plumbing for washing machine, stainless steel sink unit.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 11'3" x 10'4" (3.43 m x 3.14 m)

**EN-SUITE SHOWER ROOM** 6'10" x 5'2" (2.09 m x 1.57 m)  
White sanitary ware, thermostatic shower, full tiling to shower cubicle, shaver socket, heated towel rail.

**BEDROOM TWO** 10'2" x 7'11" (3.10 m x 2.42 m)

**BEDROOM THREE** 10'2" x 9'1" (3.11 m x 2.77 m)

**BEDROOM FOUR** 10'4" x 6'11" (3.14 m x 2.10 m)

**BATHROOM** 6'10" x 5'3" (2.09 m x 1.60 m) White sanitary ware, generous wall tiling, shaver socket, heated towel rail.

**EXTERIOR** Landscaped front garden. Paved rear patio, rear garden boundary fence with timber side gate, paved path to front entrance and to side of house. Rear gardens left clear. Bike store. Solar panels.

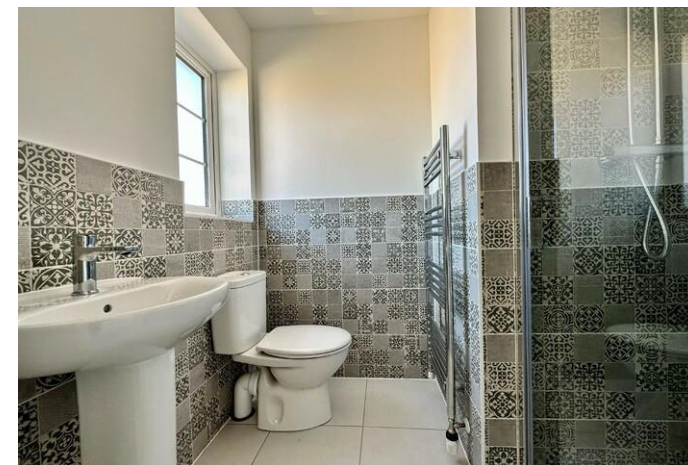
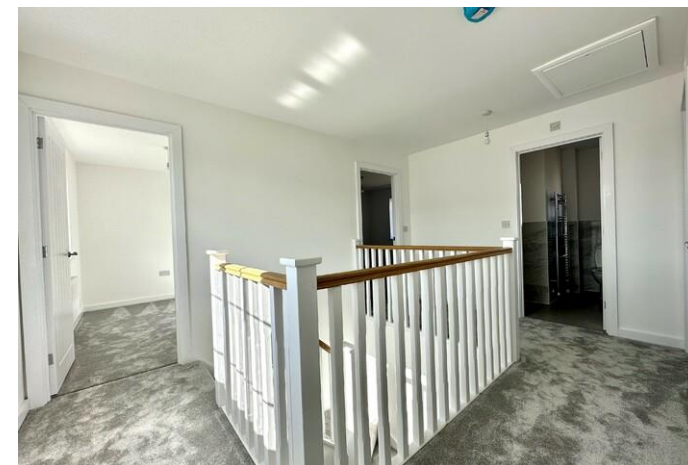
**Tenure** - The property is Freehold

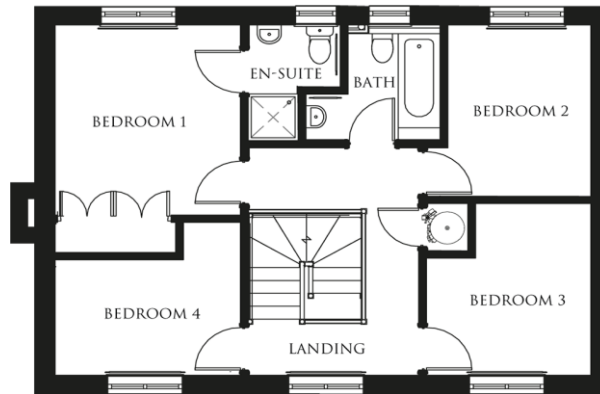
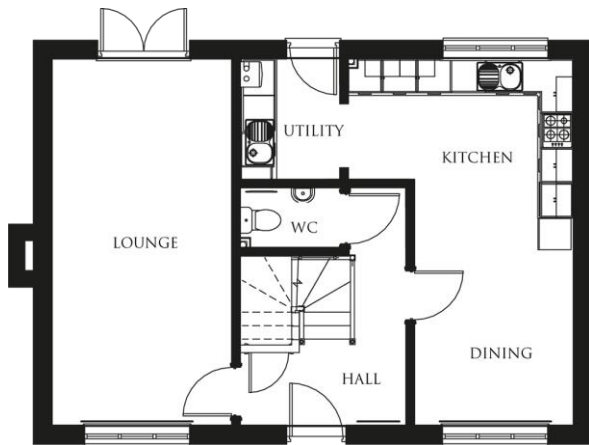
**Council Tax** - To be confirmed

**EPC** To be confirmed

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6687





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.