



Littlefield Close, Wilburton, Ely CB6 3RU

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## Littlefield Close, Wilburton, Ely, Cambridgeshire, CB6 3RU

A beautifully presented two double bedroom semi-detached bungalow situated on a generous plot with separate garage and parking.

- Entrance Hall
- Sitting Room
- Refitted Kitchen
- Two Double Bedrooms
- Refitted Bathroom
- Recently Fitted Carpets
- LPG Gas Central Heating
- Front & Rear Gardens
- Driveway Parking & Garage

**Guide Price: £295,000**



**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**ENTRANCE HALL** Entrance door with glazed insets and window to side. Radiator. Cloaks cupboard and separate shelved cupboard.

**LIVING ROOM** 15'4" x 13'11" (4.67 m x 4.23 m) with double glazed window to front. Radiator. Feature multi-fuel log burner sat on a hearth with timber mantle shelf. Door to:-

**INNER HALLWAY** with doors to both bedrooms and shower room.

**KITCHEN** 10'3" x 8'1" (3.12 m x 2.47 m) with double glazed window to side and door to covered side passageway which in turn gives access to front and rear, as well as a personal door to the garage. Fitted kitchen with a matching range of wall and base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, plumbing for slimline dishwasher and for washing machine. Recess suitable for upright fridge / freezer (subject to measurements).

**BEDROOM ONE** 14'0" x 10'2" (4.26 m x 3.10 m) plus door recess. Double glazed window to rear overlooking the garden, built-in double wardrobe, two shelved cupboards. Access to loft – combination boiler located in loft. Radiator.

**BEDROOM TWO** 11'4" x 10'3" (3.45 m x 3.12 m) with double glazed window to rear. Radiator, built-in double wardrobe.

**REFITTED BATHROOM** Fitted with a white suite comprising panel enclosed bath, pedestal wash hand basin & close coupled WC. Tiled surrounds, double glazed window to side, towel rail/radiator.

**EXTERIOR** Littlefield Close lies just off The Broadway in a sought after part of the village. It is a relatively small cul-de-sac which consists solely of detached & semi-detached bungalows. No. 13 stands semi-detached and is set back from the road behind a front garden which is predominantly laid to lawn with a variety of perennials. Adjacent to this is a driveway which in turn leads to the garage and provides additional hardstanding.

The rear garden is a particular feature of the property. It is predominantly laid to lawn with perennials, shrubs and trees. Beyond this is an area where there are vegetable/fruit beds and also a greenhouse.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6822





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.