



**Fleet Close, Littleport, Ely, CB6 1PG**

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## Fleet Close, Littleport, Ely, Cambridgeshire CB6 1PG

A well-proportioned four bedroom detached property with delightful gardens and the benefit of no upward chain.

- Entrance Porch & Hallway
- Two Reception Rooms
- Kitchen
- Garden Room/Conservatory
- Downstairs Cloakroom
- Four Bedrooms
- Shower Room (Formerly Bathroom)
- Driveway Parking & Garage
- Established Gardens

**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.

**PORCH AND ENTRANCE HALL** Porch with entrance door having a glazed inset, through to entrance hall with staircase rising to first floor and understairs storage cupboard. Radiator.

**SITTING ROOM** 15'7" x 14'2" (4.76 m x 4.32 m) with double glazed window to rear. Two radiators, archway to:-

**DINING ROOM** 13'4" x 7'11" (4.06 m x 2.42 m) also accessed from kitchen and door to the garden room/conservatory. Double glazed sliding patio doors to the garden room. Radiator.

**KITCHEN** 11'2" x 7'10" (3.41 m x 2.39 m) Dual aspect room with double glazed windows to front and side. Range of matching wall and base units with drawers, roll edge work surfaces over and tiled splashbacks. Inset stainless steel single drainer sink unit, built-in double oven/grill with four ring halogen hob and extractor hood over. Plumbing for washing machine/dishwasher.

**GARDEN ROOM/CONSERVATORY** 9'0" x 8'0" (2.74 m x 2.45 m) with door to garden.

**CLOAKROOM** with window to front. Vanity unit with wash hand basin over and tiled splashbacks, WC and radiator.

**FIRST FLOOR LANDING** with arch window to front on return of staircase. Hatch to roof space, radiator, cupboard housing factory lagged hot water cylinder with linen shelf above.

**BEDROOM ONE** 13'5" x 10'11" (4.08 m x 3.33 m) with double glazed window to rear. Radiator.

**BEDROOM TWO** 14'1" x 8'10" (4.30 m x 2.69 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 10'9" x 8'0" (3.28 m x 2.45 m) with double glazed window to front. Radiator.

**BEDROOM FOUR** 8'1" x 7'5" (2.46 m x 2.25 m) with double glazed window to front. Radiator.

**BATHROOM/SHOWER ROOM** with double glazed window to side. Converted to a shower room comprising a vanity unit with inset wash hand basin, low level WC and tiled shower cubicle. Towel rail/radiator.

**EXTERIOR** The property lies within a small spur off Fleet Close which consists of only four properties. Situated to the left hand side as you go in, No. 17 is set back behind a large frontage with a long driveway providing hardstanding for several vehicles. The rear garden is a feature of the property and consists of a paved patio beyond the garden room and the garden itself is predominantly laid to lawn with borders packed with a variety of shrubs and perennials. There is a passion flower clad pergola and greenhouse.

**AGENTS NOTE** Please note that the sheds at the front and rear of the property are included with the sale of the property as is the wardrobe in the main bedroom.

**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](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD/6983







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.