



Camel Road, Littleport, Ely, Cambridgeshire CB6 1PU

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Camel Road, Littleport, Ely, Cambridgeshire, CB6 1PU

An extended and beautifully presented four bedroom detached family home with outside office and double garage, situated on a generous plot close to the village college and railway station. No Upward Chain.

- Entrance Hall & Cloakroom
- 'L' Shaped Open Plan Kitchen/Dining/Family Room
- Sitting Room & Study
- Utility Room
- Four Bedrooms (Two with En-Suite Shower Rooms)
- Family Bathroom
- Off Road Parking & Detached Double Garage
- Landscaped Rear Garden
- No Upward Chain

Guide Price: £570,000



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 with entrance door to front, radiator, useful understairs storage cupboard.

SITTING ROOM 18'11" x 12'0" (5.76 m x 3.65 m) with double glazed box bay window to front, built-in shutters, two radiators, patio doors opening to side garden, wall mounted air conditioning unit, feature solid fuel stove.

STUDY 9'5" x 7'9" (2.87 m x 2.37 m) with double glazed window to front, radiator.

CLOAKROOM Fitted with a fully tiled two piece suite comprising low level WC and vanity unit with inset wash hand basin. Opaque double glazed window to side, radiator, tiled flooring.

'L' SHAPED OPEN PLAN KITCHEN/DINING/FAMILY ROOM

KITCHEN/DINING ROOM 29'0" x 11'4" (8.85 m x 3.46 m) Fitted with an attractive range of wall and base units with solid work surfaces over and inset 1 & 1/2 bowl stainless steel sink unit with mixer tap. AEG combo hob with extractor canopy over, built-in double oven/grill with hot plates. Full height fridge and freezer, feature radiator, walk-in pantry with shelving, space for wine cooler, ceramic tiled flooring which continues through to:-

LIVING/FAMILY AREA 17'5" x 11'10" (5.30 m x 3.60 m) with double glazed bi-folding doors to either side and windows to rear garden. Lantern skylight, spotlights, breakfast bar and ceramic tiled flooring.

UTILITY ROOM Fitted with wall and base units with inset stainless steel sink unit with mixer tap and tiled splashbacks. Appliance spaces for washing machine and tumble dryer, radiator.

FIRST FLOOR LANDING with split staircase, built-in airing cupboard, access to loft, radiator.

PRINCIPAL BEDROOM SUITE 15'8" x 15'2" (4.78 m x 4.62 m) with double glazed dormer window to front. Radiator, air conditioning unit, walk-in double wardrobe with railing and shelving.

EN-SUITE SHOWER ROOM

Fitted with an attractive three piece suite comprising low level WC, wash hand basin and double shower cubicle. Built-in shelving, double glazed dormer window to rear, fully tiled surrounds & flooring, radiator.

BEDROOM TWO 11'7" x 7'9" (3.52 m x 2.36 m) with double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite with low level WC, wash hand basin and shower cubicle. Built-in shelving, Velux window, mermaid style splashbacks, radiator.

BEDROOM THREE 12'0" x 8'8" (3.65 m x 2.65 m) with double glazed window to front, radiator.

BEDROOM FOUR 12'0" x 8'7" (3.65 m x 2.62 m) with double glazed window to front. Radiator.

FAMILY BATHROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and 'P' shaped bath with separate shower attachment over. Double glazed window to rear, heated towel rail, tiled flooring.

EXTERIOR To the front the property is approached by a shared driveway which then branches off to allow gravelled off road parking for numerous vehicles to the front of the property and also in front of the double **DETACHED GARAGE**. Double side gates lead to the rear garden which has been beautifully landscaped and offers an excellent level of privacy with a large feature patio area, slatted feature walls, artificial lawn and raised plant and shrub borders. To the side is a seating area with pergola, feature firepit and further artificial lawn. Wood shed, storage cupboard area ideal for workshop or play area.

DETACHED DOUBLE GARAGE with two single up and over doors, power and lighting. Stairs to the side leads to the **OFFICE/GAMES ROOM** measuring 5.00m x 4.95m (16'5" x 16'3") with two Velux windows, air conditioning unit, power and lighting.





Tenure The property is Freehold
Council Tax Band E **EPC C** (71/80)
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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.