



The Coppice, Littleport, Ely, Cambridgeshire, CB6 1HP

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A rare and unique five bedroom detached family residence situated in a small private close on a generous corner plot with beautiful views to the rear looking towards Ely.

- Superb Open Plan Reception Hall
- First Floor Sitting Room with Stunning Views to Open Countryside
- Kitchen/Breakfast Room
- Dining Area, Snug Area & Utility Room
- Ground Floor Principal Bedroom Suite
- Four Further Bedrooms (One with En-Suite)
- Family Bathroom
- Double Garage & Driveway Parking
- Generous Corner Plot
- Established Gardens

Guide Price: £650,000



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.

RECEPTION HALL 17'5" x 14'7" (5.30m x 4.45m) with front entrance door and two full length windows either side, tiled flooring continuing throughout the hallway, central feature open bespoke staircase rising to first floor with two patio doors opening to rear, raised plant beds, step down to Dining area, two radiators and opening to:-

SNUG AREA 14'8" x 11'6" (4.47m x 3.50m) with tiled flooring, patio doors opening to rear, radiator, archway opening to:-

KITCHEN/BREAKFAST ROOM 17'10" x 15'2" (5.44m x 4.62m) with feature double glazed bay window and patio doors opening to rear. Fitted with an attractive range of wall and base units with work surfaces over, splashbacks and inset 1 & 1/2 bowl composite sink unit with mixer tap over. Breakfast island with inset four ring hob and extractor canopy over, and further base units. Integrated appliances include dishwasher, oven and grill and fridge freezer.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Feature window to front aspect, ceramic tiled flooring.

UTILITY ROOM Fitted with base units having work surfaces over, inset stainless steel sink unit, plumbing for washing machine and space for tumble dryer. Wall mounted Vaillant gas boiler, window to front aspect, door to side aspect. Radiator.

PRINCIPAL BEDROOM SUITE 17'11" x 12'8" (5.45m x 3.86m) with inner hall, fitted five door wardrobe with overhead storage and hanging space, archway to bedroom, two patio doors opening to rear, radiator, ceramic tiled flooring.

EN-SUITE BATHROOM Fitted with a five piece suite comprising corner bath, wash hand basin, bidet, low level WC and double shower cubicle. Tiled splashbacks, heated towel rail and window to front aspect.

FIRST FLOOR LANDING with feature window overlooking countryside towards Ely and two windows to front aspect. Radiator.

FIRST FLOOR SITTING ROOM 29'8" x 14'7" (9.05m x 4.45m) Feature lantern window to rear overlooking countryside and in the winter with views towards Ely Cathedral. Door opening to front balcony and window to side, four radiators, solid fuel central stove with hearth.

BEDROOM TWO 14'7" x 8'0" (4.45m x 2.45m) with radiator, feature Juliet balcony opening to rear. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, heated towel rail and window to rear aspect.

BEDROOM THREE 14'7" x 10'6" (4.45m x 3.20m) with feature circular window to front aspect, door to balcony, radiator, laminate flooring.

BEDROOM FOUR 11'0" x 9'6" (3.35m x 2.90m) with window to rear aspect, radiator.

BATHROOM Fitted with a four piece suite comprising low level WC, wash hand basin, bidet and bath with steps leading up to it. Window overlooking countryside to the rear, tiled splashbacks, ceramic tiled flooring.

BEDROOM FIVE 9'10" x 6'7" (3.00m x 2.00m) with double glazed window to front aspect and doors opening to balcony. Laminate flooring.



EXTERIOR The property is approached via a paved private driveway providing off road parking for at least three vehicles which in turn leads to the double garage. Step up to front courtyard with a large, paved area and 6ft metal gates which lead to the rear garden.

The rear garden has been split into multiple areas. Directly behind the kitchen is a vegetable patch and seating area under tree cover. A predominantly lawned garden offers an excellent level of privacy with hedging to one side and fencing to rear, further patio area with feature plant and shrub borders. Superb south facing countryside views towards Ely.



DETACHED DOUBLE GARAGE

18'3" x 17'9" (5.56m x 5.40m) with single electronic up and over doors, door leading to rear, window to rear, power and lighting.



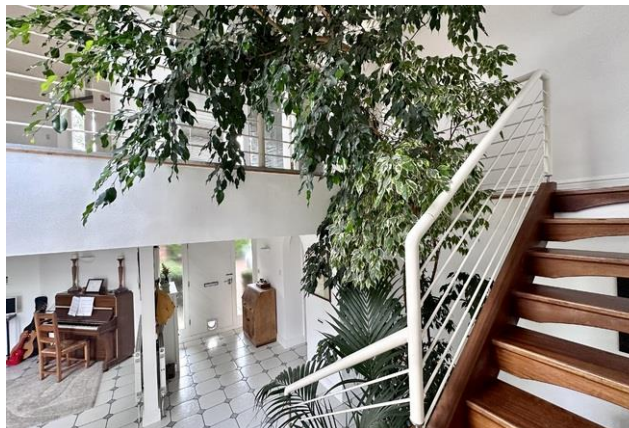
Tenure - The property is Freehold

Council Tax - Band G

EPC C (72/79)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6768



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.

