



Main Street, Little Downham, Ely, CB6 2SX

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Main Street, Little Downham, Ely, CB6 2SX

An impressive four double bedroom detached family home offering spacious accommodation throughout and situated on a generous plot in the heart of this thriving village.

- Dual Aspect Sitting Room
- Dining Room, Conservatory & Study
- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Off Road Parking & Garage
- Landscaped Rear Garden

Guide Price: £635,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE HALL with entrance door to front aspect, staircase rising to first floor with useful understair storage cupboard, radiator, ceramic tiled flooring.

DUAL ASPECT SITTING ROOM 26'6" x 13'2" (8.07 m x 4.01 m) with double glazed patio doors opening to rear Conservatory, three double glazed windows, two to side and one to front aspect. Two radiators, feature gas coal effect fire with an attractive surround. Amtico flooring.

DINING ROOM 14'4" x 11'10" (4.37 m x 3.60 m) with double glazed doors opening to rear, radiator, Amtico flooring.

STUDY 10'0" x 7'10" (3.06 m x 2.40 m) with double glazed window to front aspect, radiator.

KITCHEN 10'10" x 9'11" (3.30 m x 3.02 m) with double glazed window to rear aspect. Fitted with an attractive range of wall and base units with work surfaces over, inset sink unit with mixer taps and tiled splashbacks. Five ring Bosch gas hob with extractor canopy over, galaxy style glass splashback, and built-in double oven. Integrated dishwasher. Plumbing for water softener.

UTILITY ROOM Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Inset sink unit, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, further space for under counter fridge or freezer, wall mounted Baxi gas boiler serving the central heating and hot water systems, and personal door leading to side garden.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator, tiled flooring.

CONSERVATORY 15'7" x 12'4" (4.75 m x 3.75 m) Of brick and double glazed reflective glass construction with patio doors opening to rear decking.

FIRST FLOOR LANDING Feature bannisters, double glazed window to front aspect, radiator. Airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 14'5" x 14'1" (4.40 m x 4.30 m) with double glazed window to rear aspect. Built-in 12 door wardrobes with overhead storage and hanging space, built-in dressing table, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising vanity unit with wash hand basin, walk-in shower with mermaid style splashbacks and low level WC. Heated towel rail, opaque double glazed window to rear aspect. Amtico flooring.

BEDROOM TWO 11'10" x 10'0" (3.60 m x 3.05 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 11'1" x 9'5" (3.37 m x 2.87 m) with double glazed window to front aspect. Radiator, built-in double wardrobe with overhead storage and hanging space.

BEDROOM FOUR 13'2" x 9'6" (4.02 m x 2.90 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, bath and shower cubicle. Tiled splashbacks, opaque double glazed window to side aspect, heated towel rail, ceramic tiled flooring.

EXTERIOR The property is approached by gated access with pathway leading to the front door. Gravelled plant and shrub borders. Personal gate to the side of the property which leads to a Courtyard and seating area with a variety of plant and shrub borders.

The rear garden offers an excellent level of privacy with a 6.75m x 2.75m covered veranda with decking which in turn leads to the beautiful landscaped rear garden. Feature plant and shrub borders, steppingstones leading down to gated access and the rear parking. Further side area, ideal for storage.

The parking area is approached via Crown Gardens and is a large block paved area allowing off road parking for at least five vehicles plus a carport.

GARAGE 20'10" x 11'2" (6.35 m x 3.40 m) with up and over door and personal door which in turn leads to the carport. Power and lighting connected.

Tenure The property is Freehold

Council Tax Band F **EPC** To follow

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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. (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.