



Yeomans Way, Littleport, CB6 1FL

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Yeomans Way, Littleport Ely, Cambridgeshire CB6 1FL

A modern well proportioned five bedroom end of terrace three storey home located on the edge of this well served village.

- Entrance Hall & Downstairs Cloakroom
- Kitchen/Breakfast Room
- Dining Room / Study
- First Floor Living Room
- Five Bedrooms (One with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking
- Village Location

Guide Price: £359,950



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 new 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 staircase rising to first floor, radiator, cloaks cupboard.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to front, radiator, and ceramic tiled flooring.

DINING ROOM/STUDY 13' 0" x 9' 5" (3.98m x 2.89m) with double doors to hallway, double glazed window to front, radiator, wall mounted fuse box and ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM 13' 3" x 13' 1" (4.05m x 4.00m) with double glazed patio doors opening to rear. Fitted with an attractive range of wall and base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor fan over and stainless steel splashback, integrated appliances include oven and grill, dishwasher and fridge freezer, radiator and ceramic tiled flooring. Door to:-

UTILITY ROOM 6' 3" x 3' 8" (1.91m x 1.12m) Fitted with base and wall units with work surfaces over, inset stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for tumble dryer, wall mounted combi gas boiler serving the central heating and hot water systems. Person door leading to rear garden, ceramic tiled flooring and radiator.

FIRST FLOOR LANDING with window to side, staircase rising to second floor.

LIVING ROOM 18' 10" x 13' 5" (5.75m x 4.10m) with two double glazed windows to rear, two radiators.

BEDROOM ONE 11' 11" x 11' 1" (3.65m x 3.40m) with double glazed window to front, radiator, built-in two double wardrobes with over head storage and hanging space. Door to:-

EN-SUITE SHOWER ROOM with double glazed window to front, fitted with a three piece suite comprising low level WC, wash hand basin and double walk-in shower cubicle, tiled surrounds, shaver point, radiator, vinyl flooring.

SECOND FLOOR LANDING with double glazed window to side with views towards Ely Cathedral, access to loft.

BEDROOM TWO 11' 3" x 9' 10" (3.45m x 3.0m) with double glazed window to front, radiator, built-in double wardrobe with overhead storage and hanging space.

BEDROOM THREE 9' 10" x 8' 3" (3.0m x 2.52m) with double glazed window to rear, radiator.

BEDROOM FOUR 10' 5" x 8' 7" (3.20m x 2.62m) with double glazed window to rear. Radiator.

BEDROOM FIVE 8' 7" x 8' 5" (2.63m x 2.58m) with double glazed window to front. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with mixer tap and hand shower attachment. Tiled splashbacks, shaver point, vinyl flooring.

EXTERIOR

To the front is a small lawned garden with pathway leading to the front door. The rear garden is fully enclosed by wood panel fencing & brick wall and is predominantly laid to lawn with patio area. Outside tap. Off road parking for two vehicles (subject to measurements) to the left hand side of the property.





MATERIAL INFORMATION

Tenure - The property is freehold
Maintenance Charges Apply - approx £200 per annum

Council Tax - Band D

VIEWINGS

By Arrangement with Pocock & Shaw
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REF MJW/6624

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.

