



Browning Chase, Littleport, CB6 1FH

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# Browning Chase, Littleport Ely, Cambridgeshire CB6 1FH

A well presented four bedroom detached family home with two reception rooms situated within close proximity to the local junior school.

- Triple Aspect Sitting Room
- Kitchen / Dining Room
- Study / Family Room
- Utility Room & Cloakroom
- Four Bedrooms (En-Suite to Principal Bedroom)
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage

**Guide Price: £380,000**



**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 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 entrance door to front aspect, staircase rising to first floor, radiator, laminate flooring, wall mounted thermostat, double doors opening to:-

#### **TRIPLE ASPECT SITTING ROOM**

17' 5" x 10' 6" (5.33m x 3.22m) with double glazed windows to front, side and double glazed sliding patio doors opening to rear, wood flooring, two radiators.

**STUDY / FAMILY ROOM** 10' 4" x 7' 3" (3.15m x 2.23m) with double glazed window to front, radiator, laminate flooring.

#### **KITCHEN / DINING ROOM**

23' 6" x 10' 4" (7.17m x 3.15m) with two double glazed windows to side and rear.

The kitchen is fitted with an attractive range of wall, drawer and base units with work surfaces over, tiled splashbacks, inset 1 & 1/2 bowl single drainer sink unit with mixer tap over, plumbing for dishwasher, space for fridge freezer, built-in cooking appliances include an inset four ring gas hob and double oven/grill. Ceramic tiled flooring, opening to **DINING AREA** with laminate flooring and radiator.

**REAR LOBBY** with personal door opening to rear garden, door to:-

**UTILITY ROOM** with double glazed window to side, fitted with base units having work surfaces over, tiled splashbacks, inset stainless steel sink unit, wall mounted Vaillant gas boiler serving the central heating and hot water systems, ceramic tiled flooring.

**DOWNSTAIRS CLOAKROOM** with double glazed window to side. Fitted with a two piece suite comprising low level WC, and wash hand basin with tiled splashbacks. Radiator, vinyl flooring.

**FIRST FLOOR LANDING** with double glazed window to side, built-in airing cupboard housing water cylinder.

**BEDROOM ONE** 17' 3" x 10' 8" (5.28m x 3.27m) Dual aspect with double glazed windows to front and rear. Radiator, built-in two double wardrobes with overhead storage and hanging space. Door leading to:-

**EN-SUITE** Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, tiled splashbacks, opaque double glazed window to front, vinyl flooring.

**BEDROOM TWO** 13' 7" x 9' 4" (4.16m x 2.85m) Dual aspect with double glazed windows to rear and side. Radiator.

**BEDROOM THREE** 10' 5" x 9' 6" (3.20m x 2.90m) with double glazed window to front. Radiator.

**BEDROOM FOUR** 10' 5" x 7' 5" (3.20m x 2.28m) with double glazed window to side. Radiator.

**FAMILY BATHROOM** with opaque double glazed window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, heated towel rail and vinyl flooring.

#### **EXTERIOR**

Landscaped front garden with pathway to front door, adjacent side driveway provides off road parking and in turn leads to the single GARAGE with up and over door, power and lighting. Side gated access leads to the rear garden which is fully enclosed by wood panel fencing and recently laid to lawn with feature patio area.

#### **TENURE**

The property is freehold.  
Communal Service Charges apply - approximately £182 per annum

#### **COUNCIL TAX**

Band D      **EPC**      C (78/87)

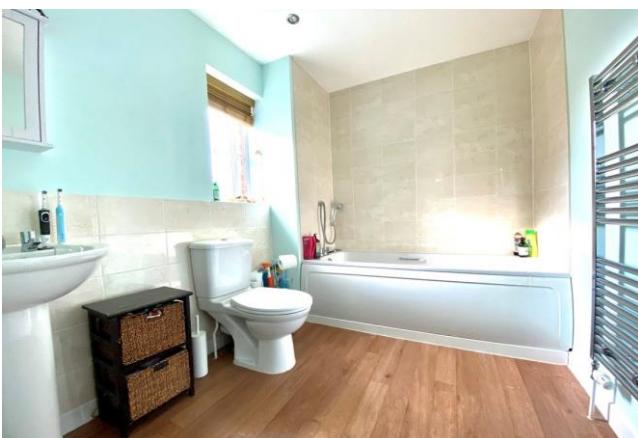
#### **VIEWINGS**

By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

#### **REF**

MJW/6442





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.



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