



Apple Tree Court, Little Downham, CB6 2TE

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Residential sales, lettings & management



## Apple Tree Court, Little Downham Ely, Cambridgeshire CB6 2TE

A well presented three bedroom family home with three reception rooms and situated in an exclusive private development in this well served village.

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden

**Guide Price: £320,000**



**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, sunken spotlights, staircase rising to first floor with useful storage cupboard below, radiator and solid wood flooring. Built-in cloaks cupboard with shelving and hanging space.

**SITTING ROOM** 19' 5" x 11' 6" (5.92m x 3.51m) with UPVc patio doors opening rear garden and UPVc window to front. Feature fire with wood surround. Solid wood flooring and radiator.

**DINING ROOM** 10' 8" x 7' 7" (3.27m x 2.33m) with UPVc window to front, radiator and solid wood flooring.

**STUDY** 7' 4" x 5' 8" (2.26m x 1.74m) with sunken spotlights, UPVc window to front aspect, radiator and solid wood flooring.

#### **KITCHEN/BREAKFAST ROOM**

12' 4" x 10' 10" (3.77m x 3.32m) with sunken spotlights, UPVc window to rear aspect and UPVc patio doors opening to rear terrace. Fitted with an attractive range of colonial style base and wall units with solid wood worktop space over, inset 1 1/5 bowl stainless steel sink unit with mixer taps, four ring gas hob with pull out extractor fan, integrated oven, integrated dishwasher, space for fridge freezer and plumbing for washing machine. Wall mounted Vaillant gas combination boiler serving central heating and hot water systems, radiator and ceramic tiled flooring.

**SPACIOUS CLOAKROOM** with sunken spotlights, extractor fan and fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator and ceramic tiled flooring.

**FIRST FLOOR LANDING** with sunken spotlights, built-in double door airing cupboard housing water cylinder and slatted shelf.

**BEDROOM ONE** 13' 5" x 11' 5" (4.10m x 3.50m) with access to loft, UPVc window to front, built-in double wardrobe with overhead storage and hanging space, radiator.

**BEDROOM TWO** 14' 7" x 11' 5" (4.47m x 3.50m) with UPVc window to rear, built-in double wardrobe with overhead storage and hanging space, radiator.

**BEDROOM THREE** 9' 9" x 9' 1" (2.98m x 2.79m) maximum. with UPVc dormer window to front aspect, radiator.

**FAMILY BATHROOM** with opaque UPVc dormer window to rear aspect. Fully tiled fitted three piece suite comprising low level WC, wash hand basin, bath with telephone style mixer tap and separate shower attachment over. Ceramic tiled flooring, radiator.

#### **EXTERIOR**

To the front is a double block paved driveway providing off road parking for two vehicles. Rear access is via either side of the neighbours properties with gated access to the rear garden. The rear garden is enclosed by wood panel fencing and predominantly laid to lawn with a terraced area and recently installed timber shed with mains electricity. Outside tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - super running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

#### TENURE

The property is freehold.  
Communal Maintenance Charges of which the seller advises is approximately £120 pa

#### COUNCIL TAX

BAND D

#### VIEWINGS

By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

#### REF

MJW/6399

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

