



Yeomans Way, Littleport, CB6 1FL

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Yeomans Way, Littleport Ely, Cambridgeshire CB6 1FL

A beautifully presented four bedroom detached family home, formerly the show home, situated on a generous corner plot with ample parking and detached double garage.

- Detached Family Home on a Generous Plot
- Sitting Room
- Dining Room/Family Room
- Kitchen/Breakfast Room
- Study/Family Room
- Utility Area & Downstairs Cloakroom
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Double Garage
- Established Front & Rear Gardens

Guide Price: £449,950



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 entrance door to front aspect, staircase rising to first floor, laminate flooring, radiator.

SITTING ROOM 15' 7" x 11' 1" (4.75m x 3.40m) with double glazed window to front aspect, radiator, double doors opening to dining room/family room.

DINING ROOM / FAMILY ROOM 11' 1" x 8' 0" (3.40m x 2.45m) with feature double glazed windows and doors opening to rear garden, radiator, door to:-

KITCHEN / BREAKFAST ROOM 16' 2" x 15' 3" (4.95m x 4.67m) with double glazed window to rear aspect. Fitted with an attractive matching range of base and wall units with work surfaces over, inset 1 & 1/2 bowl single drainer sink unit with mixer tap, inset four ring gas hob with stainless steel extractor canopy over, built-in appliances include oven and grill, dishwasher and fridge freezer, personal door to rear garden, laminate flooring and radiator.

UTILITY AREA 9' 8" x 5' 4" (2.97m x 1.63m) with double glazed window to side aspect, fitted with matching wall and base units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wall mounted Ideal combi gas boiler, radiator, laminate flooring.

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

STUDY / FAMILY ROOM 9' 7" x 9' 8" (2.93m x 2.97m) with double glazed window to front aspect. Radiator.

FIRST FLOOR LANDING with access to loft, radiator, built-in airing cupboard housing water cylinder.

BEDROOM ONE 11' 3" x 11' 1" (3.45m x 3.40m) with double glazed window to rear aspect, radiator, built-in four door wardrobe with overhead storage and hanging space. Door to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Heated towel rail, opaque double glazed window to rear aspect, shaver point, vinyl flooring.

BEDROOM TWO 12' 11" x 10' 0" (3.96m x 3.05m) with double glazed window to front aspect, radiator, built-in three door wardrobe with overhead storage and hanging space.

BEDROOM THREE 10' 2" x 8' 11" (3.10m x 2.72m) with double glazed window to front aspect, radiator.

BEDROOM FOUR 10' 0" x 9' 4" (3.05m x 2.85m) with double glazed window to rear aspect, radiator.

FAMILY BATHROOM

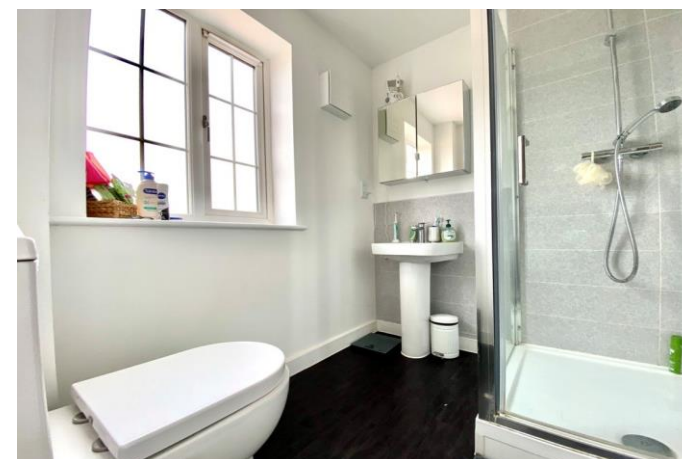
Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with separate shower over, tiled splashbacks, opaque double glazed window to front aspect, shaver point, heated towel rail, vinyl flooring.

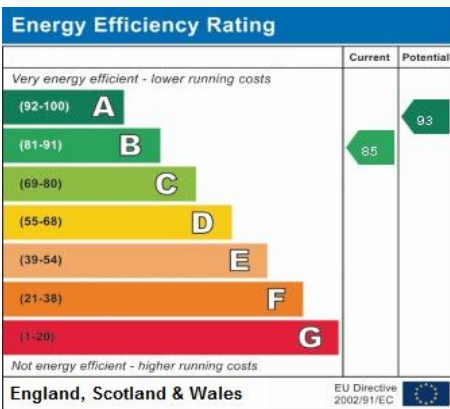
EXTERIOR

The property has an established front garden which is mainly laid to lawn with plant and shrub borders. Adjacent double width block paved driveway provides off road parking for several vehicles and in turn leads to the detached double garage with two single up and over doors.

Garage measures 19' 8" x 19' 8" (6.00m x 6.00m) with power and lighting.

The enclosed rear garden has been creatively landscaped to create a large seating area, pathway to back door, outside tap and lighting.





MATERIAL INFORMATION

Tenure - The property is freehold

Council Tax - Band E

VIEWINGS

By Arrangement with Pocock & Shaw

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REF

MJW/6597

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.

