



EH

EXQUISITE
HOME

An Incredibly Versatile Family Home...

Three and a half miles north of Ely is the village of Little Downham. It is a thriving community with a primary school, two pubs, the Grade II listed remains of the old Bishop's Palace, a village hall, local shop, recreation ground and a nature reserve. Standing on a quiet road to the south of the village is this handsome detached house with accommodation arranged over three floors which was built in 2001. The present owners bought it in 2016 attracted by its peaceful village location, proximity to Ely College and the city of Ely itself and the spacious, flexible accommodation which suited their family needs at the time. Since moving in, they have put in a new kitchen, bathroom and en suite, laid new carpets and flooring, redecorated throughout and done a considerable amount of work in the garden. The house is painted in a neutral palette with a few stronger colours in certain rooms. The house is set well back from the road with a large drive and a double garage with power, light and a boarded out roof space. The front door opens into the wooden floored hallway with its understairs cupboard with shelf and light sensor. To the left is the study which is used every day and is ideal for those who work from home. In the past it has been used as a dining room and could equally be utilised as a play room or snug if desired. To the right is the boot room where the owners keep all the coats, bags and shoes. There is a smart downstairs cloakroom, ideal for guests.

A pair of double doors opens into the attractive sitting room with its fireplace and gas fire. The chimney is useable and if desired, could accommodate an open fire or log burner. The layout of the house and its spacious interior lends it to successful entertaining. Doors open on to the garden from the sitting room and it is a much-used family space. The large, open plan kitchen and dining area is delightful with plenty of flow and natural light. With duck egg green cabinets, contemporary dark grey, cream and green mosaic tiles behind the cooker with its ceramic hob and extractor hood, moveable island with double pan drawers and storage and integrated Smeg dishwasher, this kitchen is ideal for cooking and socialising. Natural light pours into the dining area which has enough room for a large dining room table and chairs and a sofa for relaxation. There is a multi-use open utility area which is often repurposed for a bar and buffet area for parties.



The staircase winds up to the spacious landing which has enough room for furniture. On this floor, there are three double bedrooms and one single and the family bathroom. The principal bedroom is a generous double with a smart en suite shower room with a chrome towel heater and glossy white tiles. The second bedroom, painted in a stylish shade of chocolate brown has unparalleled views over the unspoilt countryside. The third bedroom is currently being used as a home office and is the ideal fit for a double bed and furniture while the fourth is also a good size. The third bedroom has served variously as a homework and study room, gym and home office and the various family members have moved around between the first and second floors depending on the stage in life. This versatility adds very greatly to the potential of this spacious family-friendly home. The accommodation on the first floor is completed by the crisp, contemporary four piece family bathroom, fitted only a year ago, complete with bath with shower over, walk in shower and a chrome heated towel rail. Stairs rise to the second floor landing, also with enough room for furniture. Two double bedrooms, one with one skylight, one with two, both painted in an on trend dark grey, one with eaves storage offer yet more possibilities. Both rooms are doubles and this would make the ideal guest room layout or teenage hangout.



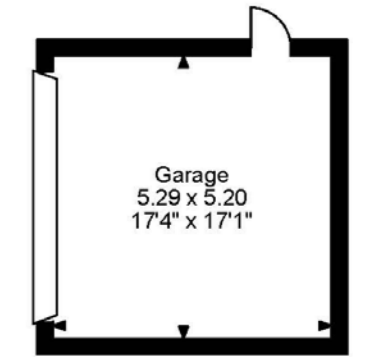
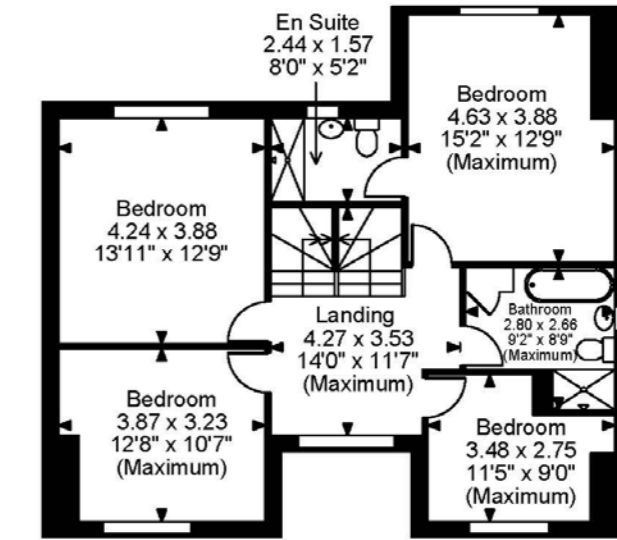
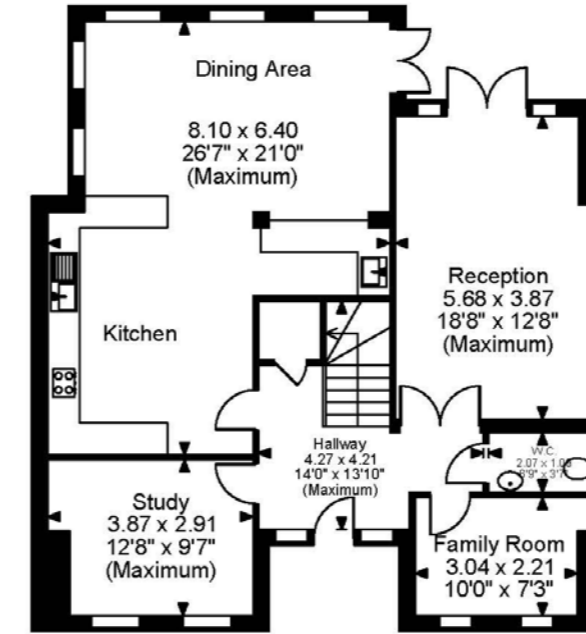
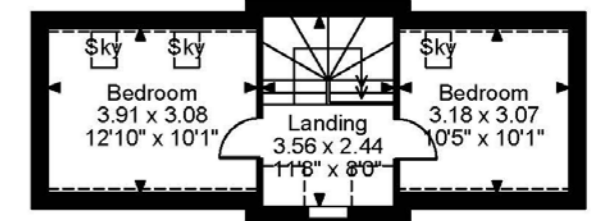
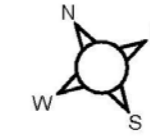
LOCATION

The back garden is mainly laid to lawn with several mature trees, a magnolia, box hedge and a newly planted cherry and pear tree. There are well established shrubs and bulbs which give lovely spring colour and fragrance. The garden is large enough to accommodate children's play equipment and there is the potential to add in more flower beds and vegetables. There is a bus service from the village to nearby Ely College and there are several primary schools and secondary schools in the city itself. With all of its amenities within easy reach, lovely walks around the village and across the fields to Ely, good transport links and an incredibly versatile and spacious interior with off-street parking and a wonderful village location, this much-loved family home has vast amounts to offer.

Beautiful Cambridgeshire with its vast open skies and rich expanses of fenland is dotted with pretty villages and bustling towns. With the A14, A10 and A11 running across it and regular fast trains going into London, this lovely region is much sought-after by families and commuters alike. Perhaps the most famous Fenland settlement of them all, the city of Ely, sits on a twenty three square mile clay island forming the highest point in the Fens, and it is for this reason that it is still referred to as the Isle of Ely. The city is dominated by its magnificent cathedral. Construction began in 1083 and continued until around 1539. Ely has twenty three Grade 1, six Grade II* and one hundred and fifty three Grade II listed buildings and hosts a number of successful annual events. Ely station has services running north to Peterborough and south to Cambridge and London.



Approximate Gross Internal Area
 Main House = 2206 Sq Ft/205 Sq M
 Garage = 296 Sq Ft/28 Sq M
 Total = 2502 Sq Ft/233 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(45-54)	E		
(35-44)	F		
(1-34)	G		

Best energy efficient - higher running costs
 Worst energy efficient - lower running costs

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