



TEN MILE VIEW

LITTLEPORT

Welcome to TEN MILE VIEW

Ten Mile View is a beautiful collection of traditionally built, energy-efficient three and four-bedroom detached bungalows. Nestled in a rural Cambridgeshire setting on the outskirts of the historic village of Littleport, these homes offer ready access by road or rail to the affluent riverside city of Ely and beyond.

This appealing collection of just seven new bungalows enjoys stunning field views, providing a serene and picturesque environment.

Beautifully built and comprehensively finished, the combination of single-storey living and charming location makes this a unique prospect.

Discover the perfect blend of traditional craftsmanship and modern efficiency which makes Ten Mile View a truly exceptional place to live.





THE GEORGE (HOMES 1, 3, 4, 6 & 7)



These beautiful homes offer a traditional single storey lifestyle with all of the advantages and comforts of a modern home. A covered entrance opens to a welcoming inner hallway with doors to a stunning family bathroom, three ample bedrooms offer the flexibility to introduce a formal dining room - or alternatively embrace sociable delights of an open-plan kitchen/dining/living space.

<p>Detached 3 Bedroom Bungalow</p> <p>Principal Bedroom with En-Suite</p> <p>Sociable Open-Plan Kitchen/Dining/Living Area</p> <p>Driveway Parking</p> <p>Garaging on Plots 1, 6 & 7</p> <p>Accommodation in the Region of 1,188 sq. ft.</p>	<p>Living/Kitchen/ Dining Room - 30'2" x 14'5" (9.18m x 4.39m)</p> <p>Bedroom 1 - 14'1" x 12'8" (4.28m x 3.87m)</p> <p>Bedroom 2 - 14'3" x 12'4" (4.34m x 3.76m)</p> <p>Bedroom 3 - 11'11" x 10'2" (3.62m x 3.10m)</p> <p>TOTAL APPROXIMATE FLOOR AREA 1,188 sq. ft. (110.40 sq. m.)</p>
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THE EDMUND (HOMES 2 & 5)



Resting on generous corner plots with open field views The Edmund's are a more significant option to The George. Still a traditionally designed single storey home with all of the advantages and comfort for a modern lifestyle, however benefiting from an additional fourth bedroom, creating further versatility to accommodate visiting guests and family or alternatively to formally entertain friends in an dining room.

<p>Detached 4 Bedroom Bungalow</p> <p>Principal Bedroom with En-Suite</p> <p>Sociable Open-Plan Kitchen/Dining/Living Area</p> <p>Driveway Parking & Garaging</p> <p>Accommodation in the Region of 1,365 sq. ft.</p> <p>Corner Plots with Field Views</p>	<p>Living/Kitchen/ Dining Room - 31'1" x 17'7" (9.48m x 5.37m)</p> <p>Bedroom 1 - 14'7" x 12'8" (4.45m x 3.87m)</p> <p>Bedroom 2 - 14'3" x 12'11" (4.34m x 3.93m)</p> <p>Bedroom 3 - 13'1" x 11'5" (4.00m x 3.47m)</p> <p>Bedroom 4 - 10'8" x 10'5" (3.25m x 3.18m)</p> <p>TOTAL APPROXIMATE FLOOR AREA 1,365 sq. ft. (126.80 sq. m.)</p>
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SITE PLAN





THE SPECIFICATION

EXTERNAL FINISHES

- Traditional Brick and Blockwork outer walls with Full Fill Mineral Wool Cavities
- Farnley Red Multi Handmade Heavy Crease facing Bricks
- Through Colour Render to front Elevations
- Sustainably sourced painted Timber Cladding to front Elevations
- UPVC Pebble Grey Flush Casements external Windows with butt joints
- Electric Vehicle Charging Point
- Rear Patio with Paths to Garages & Side Gates
- Close Board Timber Fencing between Gardens
- Turfed and Planted front Gardens
- Black-Coated Metal Rain Water Goods

KITCHEN FINISHES

- Modern Shaker style Units in a Range of Colours
- 1.5 Bowl Granite undermounted Sink, with Drainer Grooves and Mixer Taps
- Solid Quartz Worktops with Upstands, Glass Splashback to Hob
- Bosch Integrated Appliances, including Fridge/Freezer, Dishwasher, Oven, Induction Hob and Stainless Steel Hood
- Pelmet and low level Plinth Lights

BATHROOM FINISHES

- Freestanding back to Wall Bath with in Wall Chrome Taps and Waste
- Wall hung Crosswater Basin with Nordic Oak Vanity Unit with Chrome Basin Mixer Taps
- Ensuites to have walk in Wet Room Showers with Thermostatic Shower and Glass Enclosure
- Shower enclosures to be Fully Tiled, with half height to Walls with Sanitaryware
- Feature Mirror with Shaver Point and Illuminated

JOINERY & DECORATION FINISHES

- Painted Timber internal Doors
- Painted MDF Skirtings and Architraves
- Walls, Ceilings and Woodwork to be painted with Farrow & Ball Emulsion Paints.

FLOOR FINISHES

- Ceramic Floor Tiles to Hall, Kitchen, Living & Dining Space, Bathroom and Ensuite
- Carpets to all Bedrooms

HEATING & PLUMBING

- Valiant Air-Source Heat Pump system supply Heating and Hot Water
- Underfloor Heating to Whole House
- Contemporary Towel Rails to Bathrooms and Ensuites

GENERAL INFORMATION

- 10 Year Advantage Structural Warranty
- Mains Electricity, Water & Drainage
- An Annual Management & Service Charge will be required for the upkeep of Common Parts





DISCOVER BLACK HORSE DROVE, Littleport and the surrounding areas



Nestled amidst the picturesque Fenland fields, Black Horse Drove exudes a serene rural charm, offering tranquil vistas which stretch towards the historic village of Littleport nearby.

Littleport rests on the curving banks of the River Great Ouse, its origins intertwined with tales of King Canute. This quaint village in Cambridgeshire has been home to notable figures like William Harley, father of William Sylvester Harley of Harley-Davidson fame, and Roger Law, co-creator of the iconic puppet satire Spitting Image. It even plays host to the renowned Oxford-Cambridge Boat Race on occasion.

The community spirit thrives here, evident in its bustling football club, dog parks, and local social gatherings such as toddler classes and coffee mornings. The village boasts traditional pubs and eateries where locals gather for lively discussions, while nearby shops cater to daily needs and the leisure centre offers activities for all ages.

Littleport's strategic location provides easy access to Ely, just a short drive or train ride away. Ely enchants with its majestic cathedral and charming riverside cafés, galleries, and markets. Additionally, Littleport serves as a gateway to Cambridge and King's Lynn, benefiting from excellent road connections via the A10 and rail links via the Littleport station.

The town's blend of historical allure and modern amenities makes it an ideal place to call home. With riverside walks, historical landmarks, and a vibrant local community, Littleport offers a perfect blend of natural beauty, cultural richness, and convenient connectivity.



THE DEVELOPER

Broadleaf Homes are an established family run home building business based in Norfolk with a positive reputation for delivering high specification, energy efficient homes throughout East Anglia.

They aim to be one of the most highly regarded and trusted developers in the region and pride themselves on designing efficient modern homes using trusted local trades.

Broadleaf Homes believe in building traditionally designed homes with all the contemporary comforts you would expect from a reputable modern house-builder.





Edmund Lane, Black Horse Drove, Littleport

What3words:///myths.comment.point



For all enquiries, contact

SOWERBYS

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