



Victoria Street, Littleport, CB6 1NA

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

# Victoria Street, Littleport, Ely, Cambridgeshire, CB6 1NA

A well presented three double bedroom detached family home situated on a generous plot with potential to extend (Subject to Planning) and positioned in a central village location.

- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Off Road Parking and Garage
- Enclosed Rear Garden
- Patio Area

**Guide Price: £339,950**



**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 window to side and front aspect, single radiator, laminate flooring and door leading to inner hall with stairs leading to first floor, under stairs storage recess, single radiator.

**SITTING ROOM** 15' 3" x 14' 5" (4.65m x 4.40m) with double glazed window to front aspect, feature flame effect fire with attractive surround and hearth and single radiator.

**KITCHEN/DINING ROOM** 20' 9" x 10' 11" (6.35m x 3.35m) with recently fitted kitchen which is certainly a feature to be noted and offers an excellent family socialising space with dual aspect with double glazed window to front aspect and double glazed window and door to rear. Fitted with an attractive range of base and wall units with worktop space over, naturally styled grey coloured tiled splashbacks, space for a Rangemaster cooker, space for an American style fridge/freezer, built in dishwasher, built in washing machine, one and a half sink with mixer tap over, vinyl flooring and a single radiator.

**CLOAKROOM** fitted with a two piece suite comprising a low level WC, corner hand wash basin, opaque double glazed window to rear aspect, single radiator.

**FIRST FLOOR LANDING** 7' 4" x 6' 2" (2.24m x 1.9m) with double glazed window to rear aspect and built in double sliding door airing cupboard. Currently being used as an Office/Study area.

**BEDROOM ONE** 15' 5" x 10' 11" (4.70m x 3.35m) with double glazed window to front aspect and single radiator.

**BEDROOM TWO** 10' 11" x 10' 11" (3.33m x 3.34m) with double glazed window to front aspect, single radiator, built in two door wardrobe with sliding doors with overhead storage and hanging space.

**BEDROOM THREE** 9' 11" x 9' 6" (3.03m x 2.90m) with double glazed window to front aspect, built in wardrobe over the stairs and single radiator.

**FAMILY BATHROOM** recently fitted with a three piece suite comprising a "P" shape bath with separate shower over with drencher attachment, low level WC and hand wash basin with built in storage under, heated towel rail, opaque double glazed window to side aspect, fully tiled, extractor fan and vinyl flooring.

**EXTERIOR** The property is situated on a generous plot with a good sized front lawned garden and driveway leading to off road parking for numerous cars. There is a side gated access for further vehicular access which leads to the single garage to the rear. The rear garden itself is fully enclosed by wood panel fencing and with a large decking area currently housing the hot tub. There is also a patio, storage to the side of the garage, a rear decking area and garden room. There is also an electric point to the side of the house for electric cars.

**TENURE** The property is freehold

**COUNCIL TAX** Band D

**EPC** To follow

**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/6237





Total area: approx. 107.3 sq. metres (1155.3 sq. feet)

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

