



Silt Road, Littleport, CB6 1QD

CHEFFINS

Silt Road

Littleport,
CB6 1QD

- Spacious Detached Home
- 4 Bedrooms
- Lounge and Garden Room
- Kitchen leading into Dining Room
- Driveway and Double Garage with Office at the rear
- Well maintained gardens
- No upward chain
- FREEHOLD / COUNCIL TAX D / EPC TBC

A spacious 4 bedroom detached house backing on to open countryside. Offered for sale with no upward chain. The property comprises on the ground floor, Entrance Hall, Lounge, Garden Room, Kitchen, Dining Room, Utility and Cloakroom. On the first floor there are 4 Bedrooms and a family Bathroom. Outside there is a driveway, double garage with office at the rear and well maintained gardens.

4 1 2

Guide Price £399,950





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

ENTRANCE PORCH

With door to front aspect.

HALLWAY

With stairs to first floor, cloaks cupboard and radiator.

LOUNGE

With double glazed window to front aspect, brick fireplace, television point, two radiators, patio doors to...

GARDEN ROOM

Of brick and UPVC construction, windows and doors on to garden, 4 velux windows and 2 radiators.

KITCHEN

With double glazed window to rear aspect. stainless steel sink unit and drainer, filtered water tap, a range of wall and base level storage units, worksurfaces and drawers, built in double electric oven, gas hob and extractor hood.

PANTRY

With double glazed window to rear aspect, shelving and plumbing for dishwasher.

DINING ROOM

With double glazed window to front aspect and radiator.

UTILITY ROOM

With doors to garden and garage, wall mounted gas fired boiler, built in cloaks cupboard.

CLOAKROOM

With low level WC, wash basin, double glazed window to rear aspect radiator.

FIRST FLOOR LANDING

With double glazed window to rear aspect giving a view across the countryside, airing cupboard housing hot water cylinder, access to loft and radiator.

BATHROOM

With suite comprising low level WC, vanity unit with wash basin, panelled bath, shower cubicle, double glazed window to rear aspect and radiator.

BEDROOM 1

Double glazed window to rear aspect with view across open countryside and radiator.

BEDROOM 2

Double glazed window to front aspect and radiator.

BEDROOM 3

Double glazed window to front aspect and radiator.

BEDROOM 4

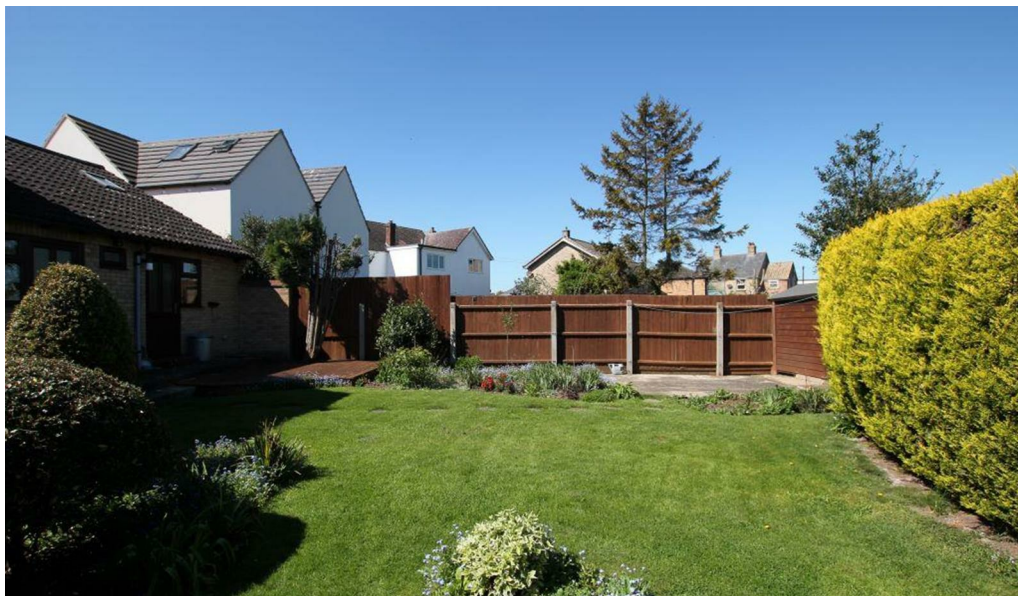
Double glazed window to front aspect and radiator.

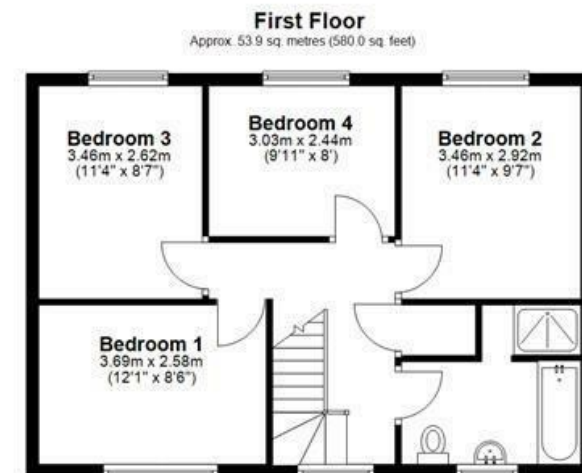
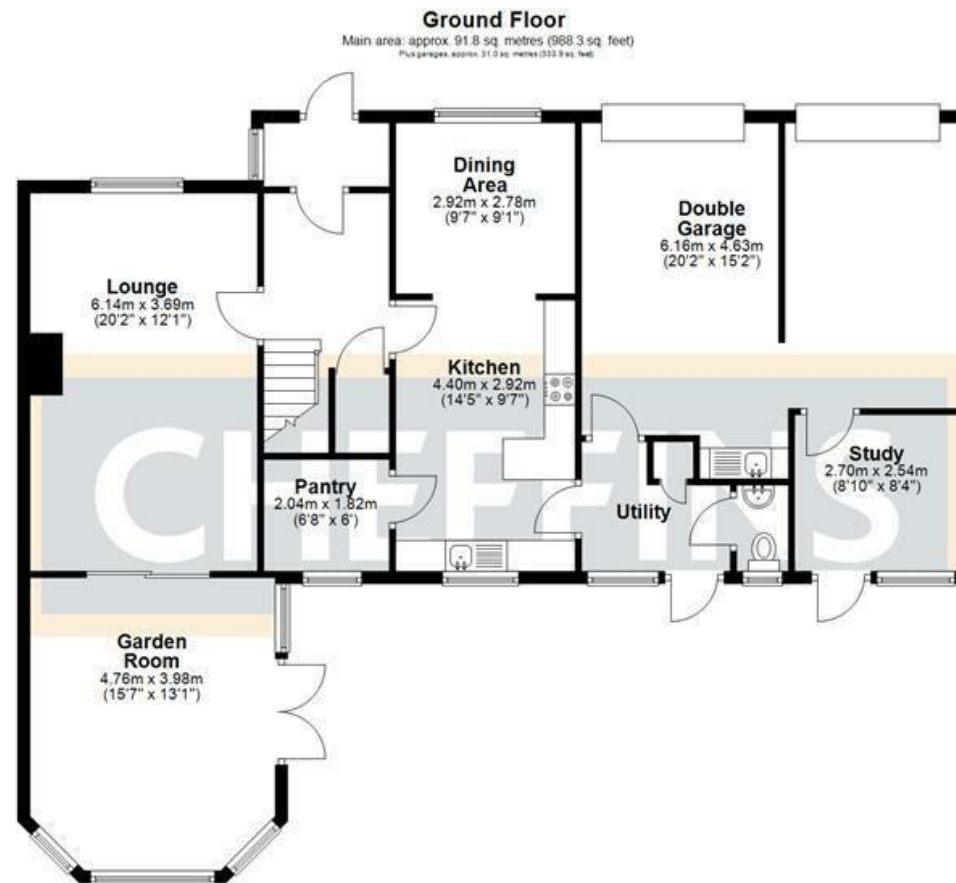
OUTSIDE

To the front of the property there is a well maintained garden and spacious driveway. There is a double garage with power and light connected, loft storage, stainless steel sink unit and drainer with tap and storage units. At the rear of the garage there is an office with double glazed window and door to rear garden, telephone point and radiator. Gated pedestrian access leads to rear garden which offers a good degree of privacy which consists of secluded patio, decking, lawn with well maintained beds and borders. There is also a timber built garden shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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

Guide Price £399,950

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District

Council

Main area: Approx. 145.7 sq. metres (1568.3 sq. feet)
Plus garages, approx. 31.0 sq. metres (333.9 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.