

Cowslip Drive, Little Thetford, CB6 3JD

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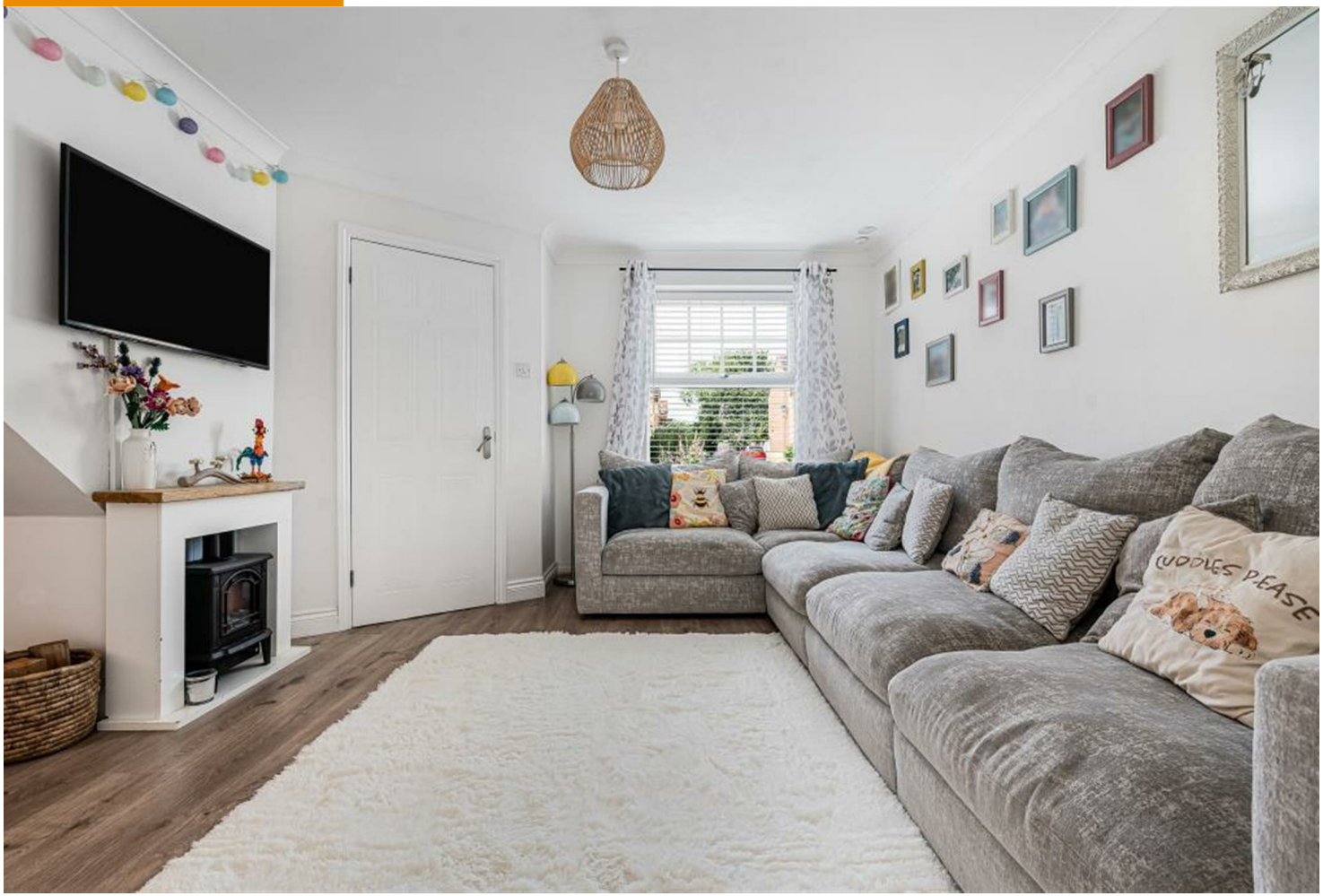
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Cowslip Drive

Little Thetford,
CB6 3JD

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Offers In Excess Of £325,000



- Extended Detached Family Home
- 3 Good Size Bedrooms
- Living Room & Kitchen Through to Dining/Family Room
- Off Road Parking
- Enclosed Rear Garden
- Village Location
- Well Presented
- Freehold / Council Tax Band C / EPC Rating D

Cheffins offer to the market this well presented, extended, detached family home located in the small village of Little Thetford, being approximately 2 miles from the City of Ely,

The property offers an entrance hall, a living room to the front, a good size kitchen through to a dining room/family room providing access into the rear garden, togetther with a downstairs cloakroom. On the first floor there are 3 good size bedrooms and a family bathroom to complete the internal accommodation.

Outside the property is an enclosed rear garden with low maintenance artificial grass, whilst the front offers off road parking for 1/2 cars.

For further information or to arrange a viewing, please contact us today.









LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

ENTRANCE HALL
With door to front, stairs leading to the first floor.

LIVING ROOM
With window to front, radiator, doors through to:

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaaces over, stainless steel sink with mixer tap, space for freestanding single oven with extractor hood over, plumbing for washing machine and dishwasher, window to rear, space for fridge/freezer, radiator.

DINING ROOM / FAMILY ROOM
With 2 skylights to side, door to side providing access to the garden.

CLOAKROOM
Fitted with a 2-piece suite comprising low level WC, pedestal wash hand basin and window to side.

FIRST FLOOR LANDING
With window to side, airing cupboard housing hot water tank, access to loft.

BEDROOM 1
With window to front, radiator.

BEDROOM 2
With window to rear, radiator.

BEDROOM 3
With window to front, radiator, cupboard over the stairs.

BATHROOM
Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and a panelled bath with shower and shower screen. There is a window to the rear, radiator and tiled splashback.

OUTSIDE
To the front of the property there is a driveway providing off road parking for 1/2 cars

The rear garden is enclosed by timber fencing and is laid to artificial grass and a pathway leading to gated access. The garden also contains an oil storage tank.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

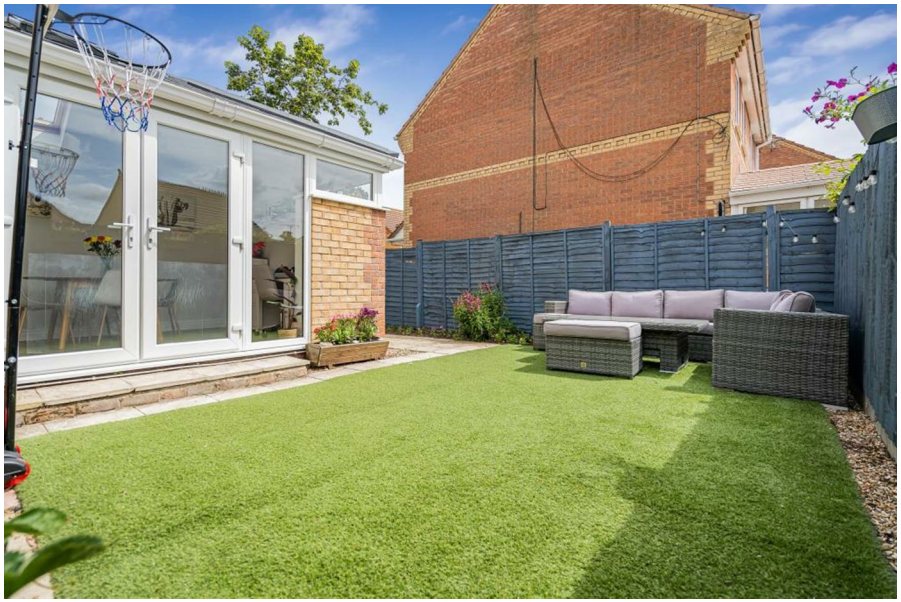






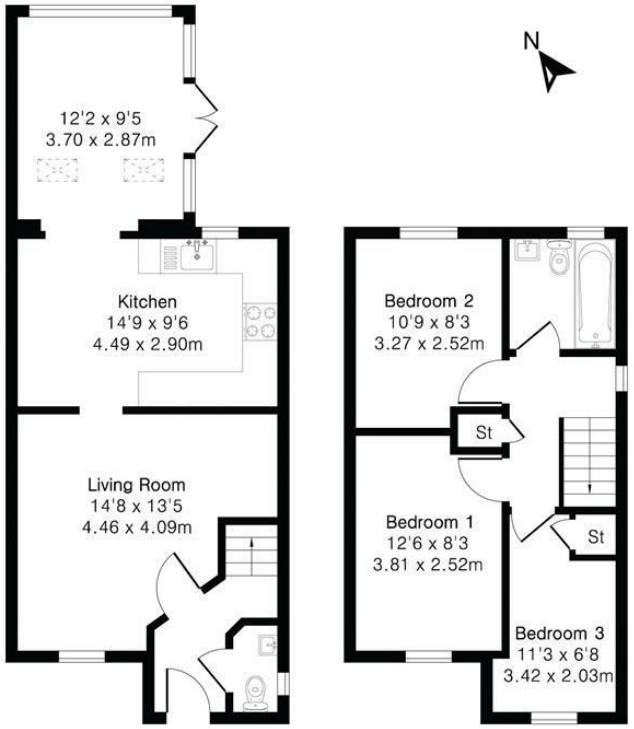


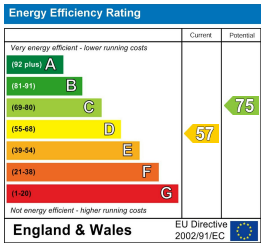






Approximate Gross Internal Area 855 sq ft - 79 sq m
Ground Floor Area 487 sq ft – 45 sq m
First Floor Area 368 sq ft – 34 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offers In Excess Of £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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

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