



Main Street, Little Thetford, CB6 3HA

**CHEFFINS**



# Main Street

Little Thetford,  
CB6 3HA

- Deceptively Spacious Family Home
- 4 Double Bedrooms (Ensuite to Master)
- 2 Receptions & Conservatory / Dining Room
- Ample Off Street Parking & Garage
- Rear Garden with Brick Outbuilding Providing Storage & Office
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are delighted to offer to the market this deceptively spacious family home, located in the village of Little Thetford.

Accommodation comprises entrance hall, family room, living room, kitchen opening up into a conservatory/dining room, ground floor cloakroom and utility room, together with 4 good size first floor bedrooms (the master bedroom benefitting from an ensuite shower room) and there is also a family bathroom to complete the accommodation. Outside there is ample off road parking to the front from a block paved driveway leading up to a single garage, whilst the rear is mainly laid to lawn, offers a paved patio, timber sheds, greenhouse, vegetable plot and a brick outbuilding which has been converted into a home office and storage.

To fully appreciate all that is on offer from this fabulous property a viewing is highly recommended.

4 2 2

**Guide Price £585,000**





## 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 aspect, stairs to first floor.

## FAMILY ROOM

With bay window to front, open fireplace, radiator.

## LIVING ROOM

With bay window to front, inset log burner, radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven with extractor hood over, sink unit with mixer tap, space for freestanding fridge/freezer, tiled floor, tiled splashbacks, window to side aspect. Leading through to:

## CONSERVATORY / DINING ROOM

With door to rear leading into the garden, insulated roof with 2 skylights.

## UTILITY ROOM

With plumbing for washing machine, space for tumble drier, built-in storage cupboard, window and door to rear, radiator, door to garage.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

## FIRST FLOOR LANDING

With window to front, radiator, access to loft, built-in storage cupboard and study area with radiator.

## BEDROOM 1

A dual aspect room with windows to front and rear, 3 fitted double wardrobes, 2 radiators. Door to:

## ENSUITE

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin, shower cubicle, window to rear, extractor fan, heated towel rail.

## BEDROOM 2

With window to front, fitted wardrobes, radiator.

## BEDROOM 3

With window to front, radiator.

## BEDROOM 4

With window to rear, built-in storage cupboard, radiator.

## STUDY

With double glazed window to rear aspect, built-in storage cupboard.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin and 'P' shaped bath with shower over and shower screen, extractor fan, window to rear.

## OUTSIDE

To the front there is a block paved driveway leading to a single integral garage. The garage has a

sectional door, power and light connected and a separate boiler room.

The rear garden is mainly laid to lawn with an artificial grass area, paved patio, greenhouse, 2 sheds and a vegetable patch. There is also a brick outbuilding (a former garage) which has been divided into 2 sections, the front being used as a store and the rear has been converted into an office which is insulated and has power and light connected.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












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

Guide Price £585,000

Council Tax Band - D

Local Authority - East Cambs District Council









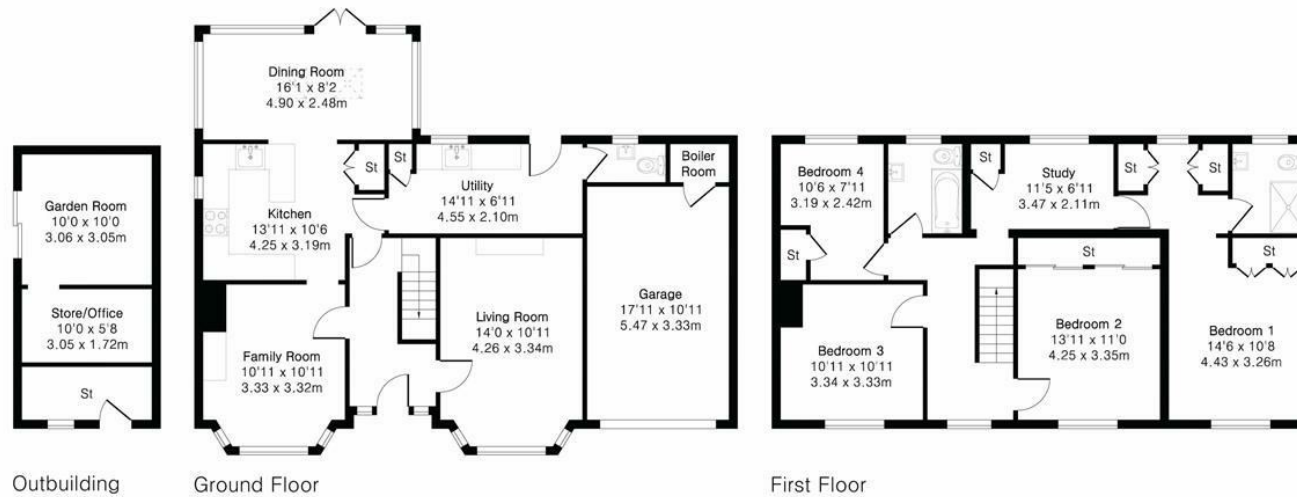
### Approximate Gross Internal Area 1672 sq ft - 155 sq m

Ground Floor Area 813 sq ft – 75 sq m

First Floor Area 859 sq ft – 80 sq m

Garage Area 196 sq ft – 18 sq m

Outbuilding Area 205 sq ft – 19 sq m



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.





**Agents note:**

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

