



Guernsey Way, Littleport, CB6 1GD

CHEFFINS

Guernsey Way

Littleport,
CB6 1GD

- Modern 3-Storey Townhouse
- Spacious Versatile Accommodation
- Ground Floor Family Room & First Floor Lounge
- Utility Room & Updated Kitchen/Breakfast Room
- 5 Bedrooms (Bedroom 1 Having a Recently Updated Ensuite)
- Double Width Driveway & Double Garage
- Enclosed Garden to Rear with Extensive Partially Covered Patio
- Popular Residential Development
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this highly versatile modern 3-storey townhouse situated on a popular residential development and offering spacious accommodation throughout.

Accommodation on the ground floor comprises entrance hall, cloakroom, family room, utility room and refitted kitchen/breakfast room providing access into the rear garden. On the first floor you will find the lounge overlooking the rear garden, together with bedroom 1 which benefits from a recently updated ensuite, whilst on the second floor there are 4 further bedrooms and a family bathroom to complete the internal accommodation.

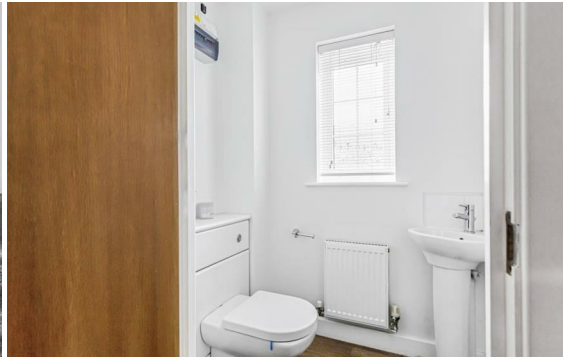
Outside you will find a double width driveway to front leading to a double garage with 2 electric roller doors and access into the rear garden. The rear garden is fully enclosed and predominantly laid to lawn with an extensive partially covered paved area with hot tub (included in the sale).

In order to appreciate the size and versatile accommodation the property has to offer, an early viewing is highly recommended.

5 2 2

Guide Price £350,000





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 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 HALL

With door to front aspect, radiator, stairs to first floor, airing cupboard housing hot water tank.

CLOAKROOM

With low level WC, pedestal hand basin, radiator, double glazed window to side aspect.

FAMILY ROOM

With double doors, 2 double glazed windows to front aspect, radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM

Updated kitchen with 11/4 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, double electric oven, 5-ring induction hob and extractor hood above, integral fridge/freezer, integral dishwasher, central island with extended breakfast bar, cupboards and drawers below, vertical radiator, double glazed French doors opening to rear garden.

UTILITY ROOM

With single stainless steel sink unit and drainer, fitted with a range of matching wall mounted units and base units, plumbing for utilities, cupboard housing gas fired boiler, door leading to rear garden, under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

With stairs to second floor.

LOUNGE

With 2 double glazed windows to rear aspect, radiator.

BEDROOM 1

With 2 double glazed windows to front aspect, radiator, double built-in wardrobes.

ENSUITE

Recently updated with 3-piece suite comprising tiled double shower cubicle with digital shower, built-in sink and toilet units with added storage including wall and base units, large towel rail, tiled floor, double glazed window to front aspect, extractor fan, ceiling spotlights.

SECOND FLOOR LANDING

Half landing with double glazed window to side aspect, access to loft.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With 2 double glazed windows to front aspect, radiator.

BEDROOM 4

With 2 double glazed windows to front aspect, radiator.

BEDROOM 5

Currently used study. With double glazed window to rear aspect, radiator.

BATHROOM

Fitted with a 3-piece suite comprising panelled bath with shower above, low level WC, pedestal hand basin, heated towel rail, part tiled walls, extractor fan.

OUTSIDE

To the front of the property you will find an open plan low maintenance gravelled garden with path to the front door. A double width driveway to the side provides off road vehicular parking and leads to a double garage having 2 electric rollover doors and door into the rear garden.

Gated access to the side leads to a fully enclosed garden which is predominantly laid to lawn with an extensive partially covered paved area with hot tub (included in the sale).

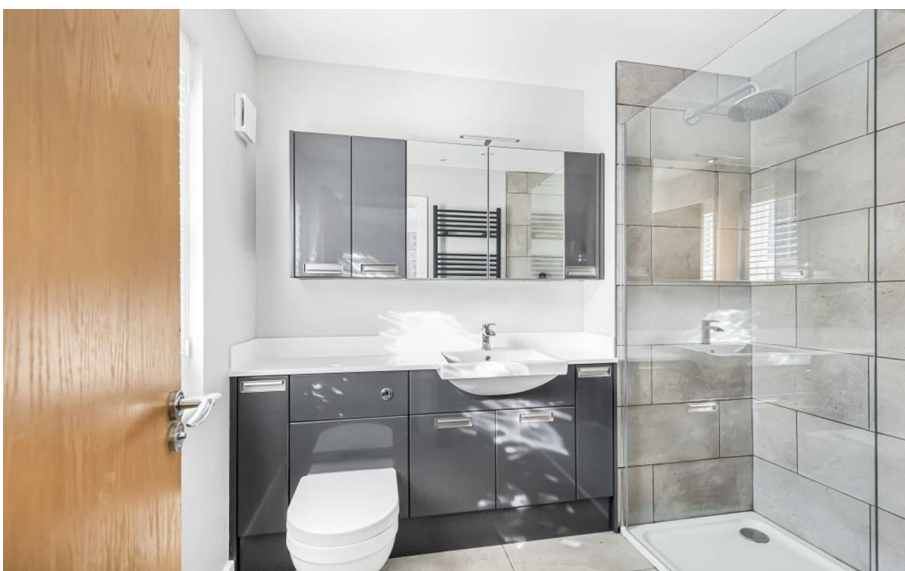
AGENTS NOTES

We understand there is a service charge payable in respect of the upkeep of communal areas on the development, currently in the sum of £89.89 paid half yearly.

VIEWING ARRANGEMENTS

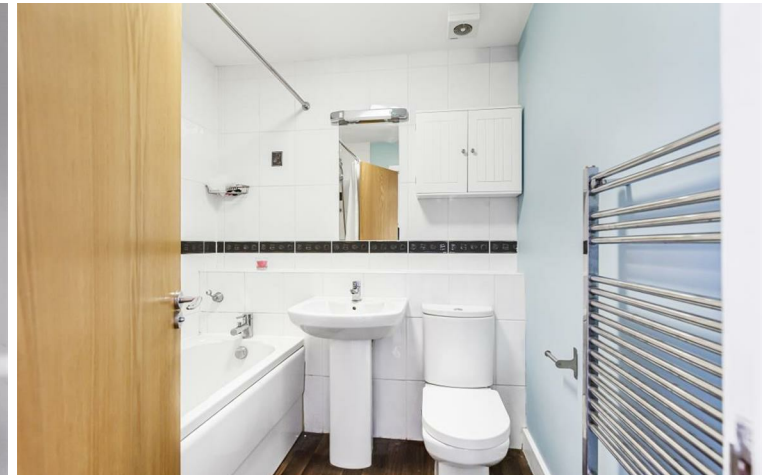
Strictly by appointment with the Agents.



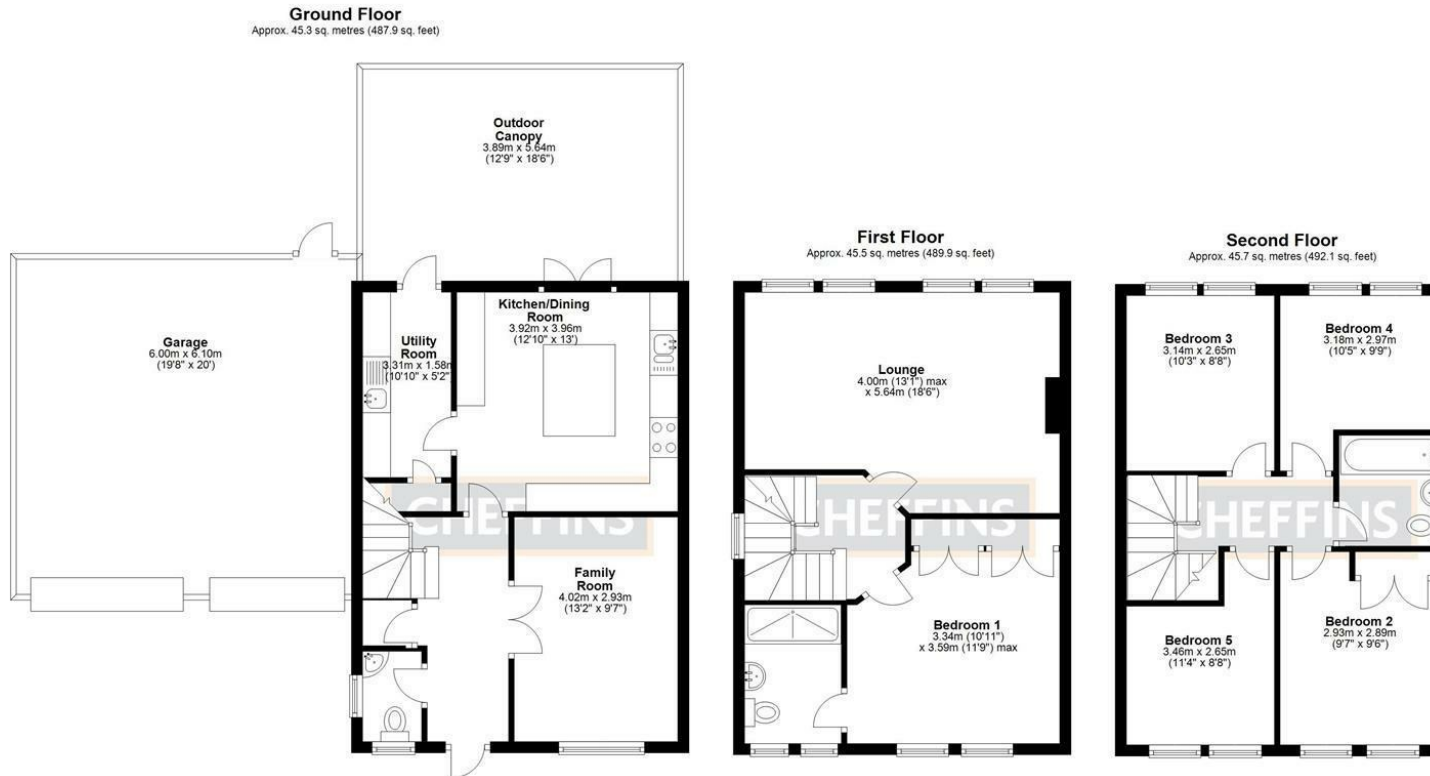


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £350,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council







Total area: approx. 136.6 sq. metres (1469.8 sq. feet)

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: 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.

