



Cowslip Drive, Little Thetford, CB6 3JD

CHEFFINS

Cowslip Drive

Little Thetford,
CB6 3JD

3 2 1

Offers In Excess Of £300,000

- Well Presented Detached Family Home
- Deceptively Spacious Accommodation
- 3 Bedrooms (1 Ensuite)
- Driveway & Garage
- Enclosed Rear Garden
- Popular Village Location
- Freehold / Council Tax Band C / EPC Rating D

Cheffins offer to the market this beautifully presented detached property, ideally situated in the highly sought-after village of Little Thetford.

Offering deceptively spacious accommodation throughout, this wonderful home features a bright dual-aspect lounge/dining room, a convenient ground floor cloakroom, a well-appointed kitchen, three generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a stylish family bathroom completing the accommodation.

Outside, the front of the property boasts a mainly lawned garden, a driveway providing off-road parking for two vehicles, and access to the single garage. The generous rear garden is perfect for relaxing or entertaining, featuring a large lawn, mature shrubs, plants and trees, a decked seating area, and gated side access to the front.

This fantastic home must be viewed to be fully appreciated. Early viewing is highly recommended!





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, radiator, door leading into:

LOUNGE / DINING ROOM

A dual aspect room with window to front aspect and patio doors to the rear, 2 radiators, doors to inner hallway and kitchen.

KITCHEN

Fitted with a range of base and wall mounted units, cupboards and drawers with complimentary work surfaces, integral oven, 4-ring hob with extractor hood over, space for fridge/freezer, stainless steel sink unit mixer tap, window to rear aspect, door to the side providing access to the garden.

INNER HALLWAY

With stairs to first floor and access to:

CLOAKROOM

With built-in level WC and wash hand basin, radiator.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing hot water tank.

BEDROOM 1

With window to the rear aspect, radiator, built-in wardrobe, door to:

ENSUITE

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

BEDROOM 2

With window to front aspect, radiator, built-in wardrobe.

BEDROOM 3

With window to front aspect, radiator.

BATHROOM

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

OUTSIDE

There is a driveway providing off road parking for 2 cars which leads up to the single integral garage with up and over door, power and light connected. There is also a small grassed area to the front.

The rear garden is mainly laid to lawn with paved patio, decked seating area to the rear, mature shrubs and trees to borders, together with gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council

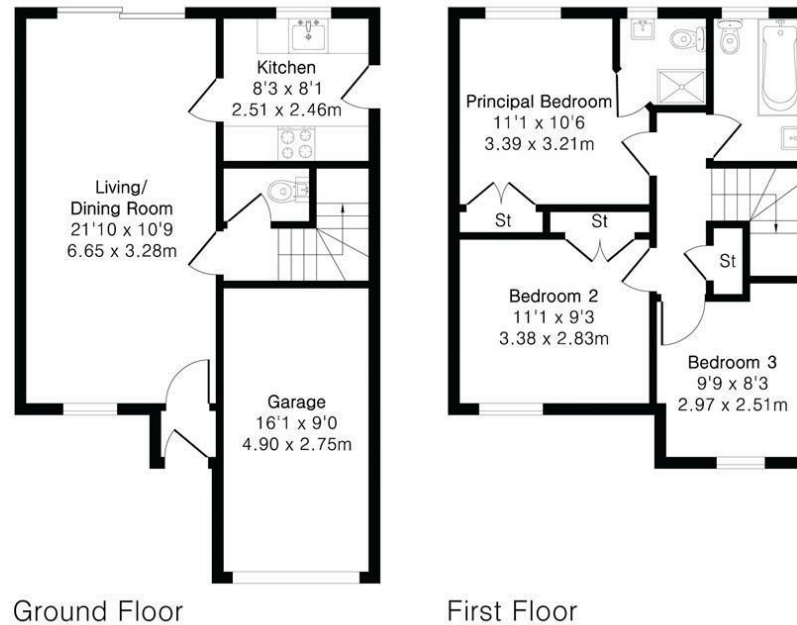


**Approximate Gross Internal Area 820 sq ft - 77 sq m
(Excluding Garage)**

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 447 sq ft – 42 sq m

Garage Area 133 sq ft – 12 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.

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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.



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