



Rye Close, Littleport, CB6 1GH

**CHEFFINS**

# Rye Close

Littleport,  
CB6 1GH

- No Forward Chain
- Detached 3-Storey Townhouse
- 5 Bedrooms (1 Ensuite)
- 3 Reception Rooms
- Attractive Gardens
- Double Garage
- Freehold / Council Tax E / EPC C

Cheffins are delighted to offer to the market this superbly presented 5 bedroom detached townhouse situated in the village of Littleport.

The property offers accommodation over 3 floors and comprises entrance hallway, open plan kitchen/dining room with integrated appliances and solid granite work surfaces, a utility room, a dual aspect lounge that also provides access to the rear garden and leads through to a conservatory, 5 double bedrooms with the master further benefitting from an ensuite shower room, plus a family bathroom and 2nd shower room completing the accommodation.

Outside the property, there is a landscaped rear garden offering well stocked borders with trees, plants & shrubs and a covered patio for enjoying the coming summer months. There is a double garage to the side and off road parking for 2 cars in front.

To fully appreciate this spacious and well presented family home, an early viewing is highly recommended.

5 3 3



**Guide Price £475,000**



## 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 HALLWAY

With door to front, stairs to first floor, marbled flooring and radiator.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with granite worksurfaces over, Rangemaster style cooker with stainless steel extractor hood over, stainless steel sink and drainer, pull out pantry, integrated dishwasher, breakfast bar, window to rear, bay window to front, marble tiled flooring and radiator.

## UTILITY ROOM

With stainless steel sink with mixer tap over, space for dishwasher, space for fridge/freezer, marble tiled flooring and door to rear garden.

## LOUNGE

Dual aspect with french doors to rear garden and box bay window to front, feature fireplace, marble tiled flooring. Door to..

## CONSERVATORY

Of UPVC construction with French doors leading to rear terrace.

## FIRST FLOOR LANDING

With airing cupboard housing hot water tank.

## BEDROOM 1

With window to front, built in double wardrobe with overhead storage, radiator.

## ENSUITE

Fitted with a three piece suite comprising of shower cubicle, low level WC, pedestal wash hand basin, tiled splashback, extractor fan, shaver point, heated towel rail, tiled flooring, window to rear.

## BEDROOM 2

With window to front, built in double wardrobes with overhead storage, radiator.

## BEDROOM 5 / OFFICE

With window to rear, built in wardrobe with overhead storage and radiator.

## BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin with tile splashback and panelled bath with shower over, heated towel rail, extractor fan, tile flooring.

## SECOND FLOOR LANDING

With loft access and radiator.

## BEDROOM 3

With built in wardrobe, dormer style window to front, velux window to rear.

## BEDROOM 4

With window to front, velux window to rear, feature fire surround and radiator.

## SHOWER ROOM

With window to rear, shower cubicle, low level WC, wash hand basin, extractor fan and radiator.

## OUTSIDE

To the front of the property you will find an open plan garden with a selection of plants and shrubs and a pathway leading to the front door. To the rear of the property you will find an attractive landscaped garden which is predominantly laid to lawn with a selection of plants and shrubs and well maintained borders. There is a paved patio area with roofing above providing an outside seating area. Gated access leads to a double garage with 2 single up and over doors with light and power connected and eaves storage.

## AGENTS NOTE

Property Management Company charge - approx £200 per year

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







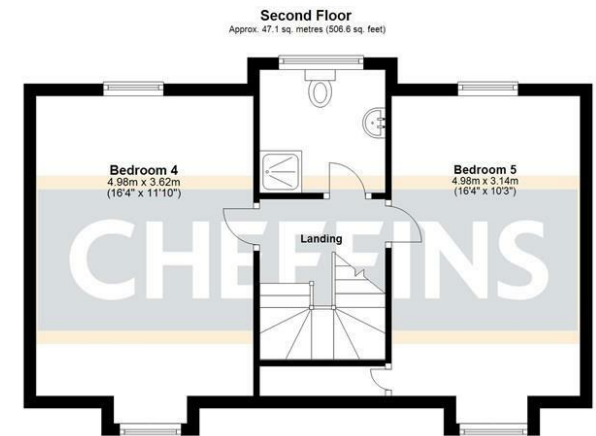
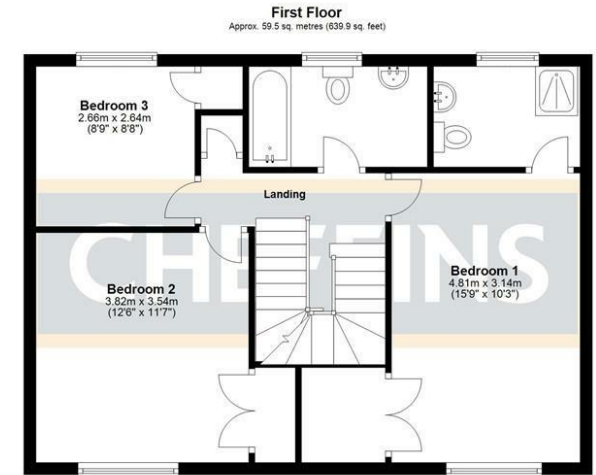
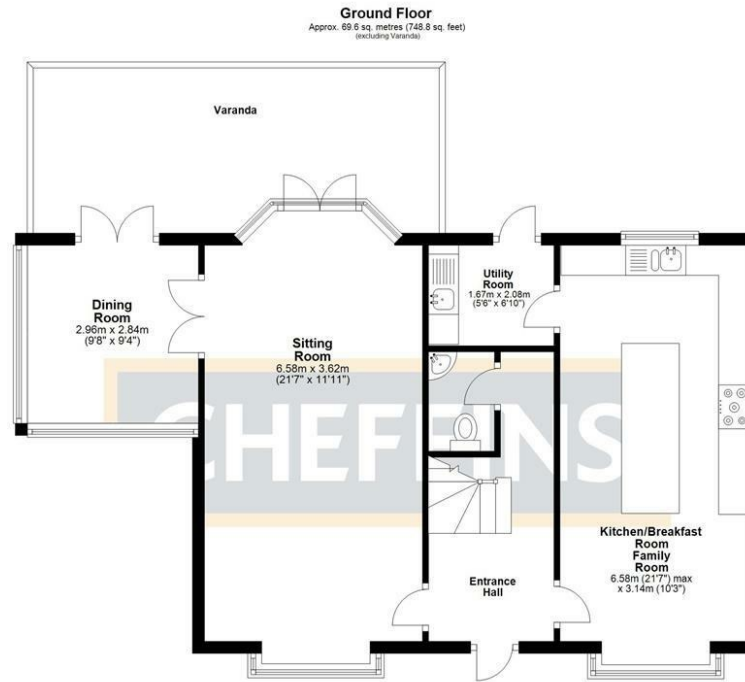
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



Total area: approx. 176.1 sq. metres (1895.4 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.