



Ely Road, Littleport, CB6 1HJ

CHEFFINS

Ely Road

Littleport,
CB6 1HJ

- Deceptively Spacious Detached Bungalow
- 3 Double Bedrooms (1 Ensuite)
- Lapsed Planning for Detached Dwelling: 20/00372/FUL
- Kitchen / Dining Room & Utility Room
- 3 Garages & Workshop
- Ample Parking
- Generous Plot with Field Views to Rear
- Freehold / Council Tax Band: D / EPC Rating C

Cheffins are delighted to bring to the market this deceptively spacious and unique family home located in the popular village of Littleport.

Accommodation comprises of entrance hall, lounge, kitchen/dining room, utility and conservatory, together with 3 double bedrooms (ensuite shower to bedroom 1) and family bathroom.

Outside the property is a generous front garden, a large driveway providing ample off road parking for multiple vehicles and leading round to the rear to provide access to the triple garage. The rear garden is mainly laid to lawn and enjoys field views to the rear.

There has previously been planning permission granted for a 4 bedroom dwelling under planning ref: 20/00372/FUL, leaving options for potential development for the new owner (subject to planning).

To fully appreciate all that is on offer and the potential of this excellent family home, an early viewing is highly recommended.

3 2 2

Guide Price £500,000





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 the recently opened 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, radiator, airing cupboard housing the hot water tank.

LOUNGE

With window to front, radiator.

KITCHEN / DINING ROOM

With 2 windows to rear overlooking the garden and window to side. Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated double oven, 4-ring induction hob with extractor hood over, stainless steel sink unit with mixer tap, plumbing for dishwasher, tiled flooring, Leading through to:

UTILITY ROOM

With door and window to rear, plumbing for washing machine, loft space above, radiator.

CONSERVATORY

With door to side providing access into the garden.

BEDROOM 1

With window to rear, fitted wardrobes, radiator. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin and a walk-in shower. There is also a window to the rear and a heated towel rail.

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to front, radiator.

BATHROOM

Fitted with a 4-piece suite comprising of low level level WC, vanity wash hand basin, panelled bath and shower cubicle. There is also a window to the front and a heated towel rail.

OUTSIDE

To the front of the property there is a mainly laid to lawn garden with a gated driveway to the side providing off road parking and leading round to the rear of the property.

To the rear there are 3 garages, 1 with metal up and over, power and light connected and the 2 other garages have barn style doors and

again have power and light connected. There is also a workshop with power and light connected.

The rear garden is 'L' shaped and predominantly laid to lawn with field views to rear.

The property has lapsed planning permission for the erection of a detached 4 bedroom dwelling, under planning ref: 20/00372/FUL, leaving the option open for a new owner to develop the plot.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

Please Note - We have been made aware that the outbuildings may contain an asbestos cement roof.












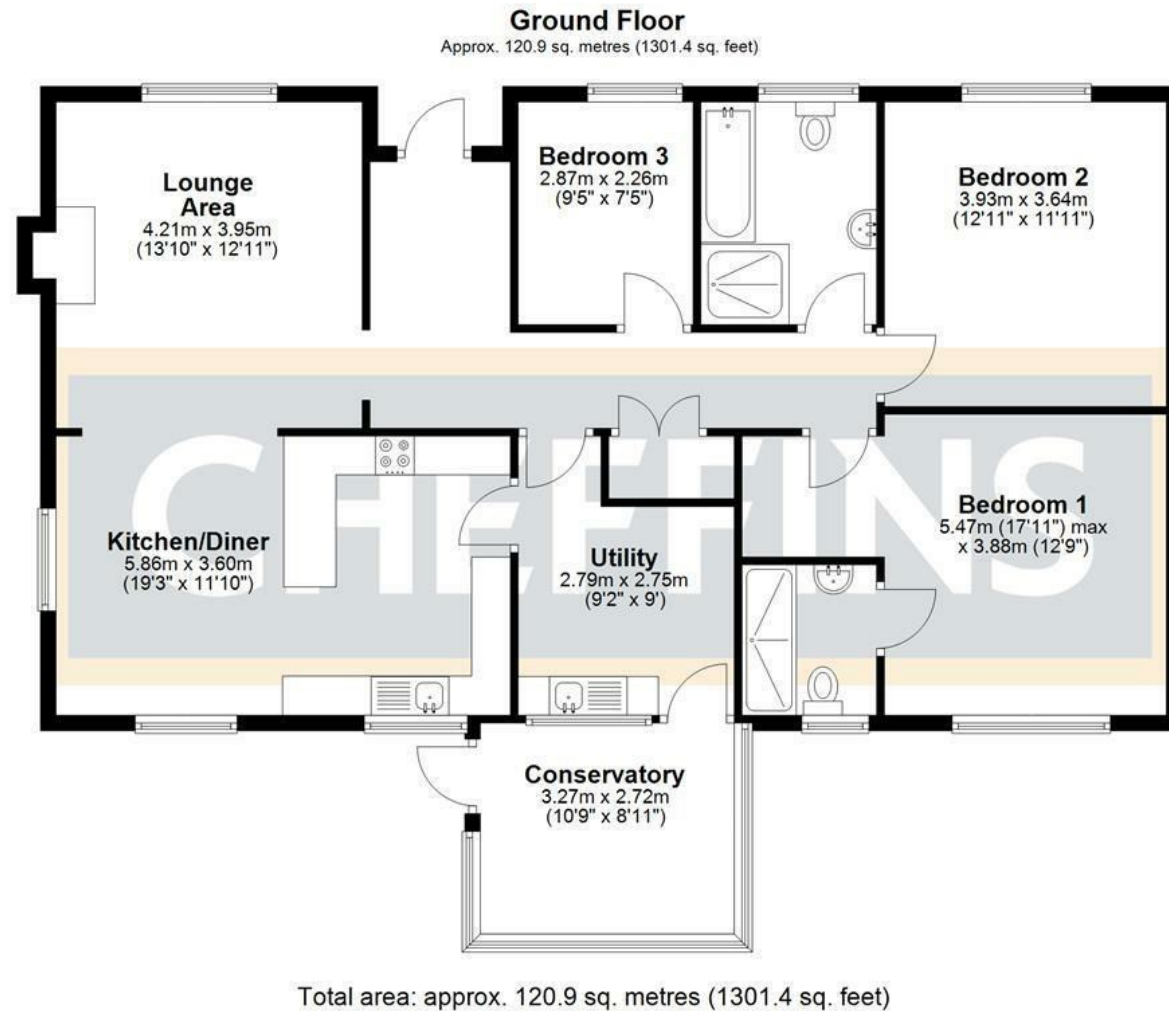
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	71	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		



Guide Price £500,000
 Tenure – Freehold
 Council Tax Band – D
 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

