



Hempfield Road, Littleport, CB6 1NW

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Marham House, Hempfield Road, Littleport, Ely, CB6 1NW

A deceptively spacious three double bedroom detached family home set on a large corner plot with a potential building plot to the side situated in the centre of this popular village. No Upward Chain.

- Large Corner Plot
- Three Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower / Wet Room
- Driveway Parking for Numerous Vehicles
- Front & Rear Gardens
- Potential to Extend / Building Plot
- No Upward Chain

Guide Price: £389,500



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a new recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL Entrance door with stained glass insets, radiator, opening to Inner Lobby with stair case rising to first floor and useful storage recess under.

FRONT LIVING ROOM 12' 3" x 8' 7" (3.75m x 2.63m to bay) with double glazed box bay window to front and window to side. Radiator, feature fire surround.

REAR SNUG/FAMILY ROOM 12' 3" x 12' 0" (3.75m x 3.67m) with double glazed window to rear. Feature fire surround, radiator.

KITCHEN/BREAKFAST ROOM 11' 11" x 10' 5" (3.64m x 3.20m) Breakfast area with double glazed window to side. Fitted with matching wall and base units with corner style pantry cupboard and worksurfaces over. Double radiator, vinyl flooring.

KITCHEN AREA 10' 5" x 9' 6" (3.20m x 2.90m) with double glazed window to side and double glazed door opening to garden. Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit, metro style tiled splashbacks, wall mounted gas boiler serving the central heating and hot water systems, plumbing for washing machine, space for cooker, vinyl flooring.

FRONT DINING ROOM 12' 4" x 11' 10" (3.77m x 3.62m) with double glazed box bay window to front. Radiator, art deco style fire surround, door to side lobby which in turn leads to door to rear.

FIRST FLOOR LANDING with double glazed window to rear.

FRONT BEDROOM ONE 12' 4" x 11' 11" (3.76m x 3.65m) with double glazed windows to front and side. Radiator.

FRONT BEDROOM TWO 12' 3" x 11' 10" (3.75m x 3.63m) with double glazed window to front. Radiator.

REAR BEDROOM THREE 12' 4" x 12' 0" (3.76m x 3.66m) with double glazed window to rear. Radiator.

BOX ROOM 8' 3" x 3' 7" (2.52m x 1.10m) with double glazed window to front.

WET ROOM / SHOWER ROOM 11' 11" x 10' 4" (3.65m x 3.17m) with double glazed window to rear. Fitted with a low level WC, wash hand basin, shower unit and tiled splashbacks. Radiator.

EXTERIOR The property is nestled in fantastic grounds with the potential to extend to the side or create a separate dwelling. To the front there is large driveway providing ample parking and gated access which leads to a secure parking area. The front formal lawn has plant and shrub borders, hedging and archway. The rear garden has been hard landscaped to offer a low maintenance lifestyle and has various sheds and storage area. Feature pond and outside tap.

AGENTS NOTE The property offers an excellent level of diversity for a potential buyer. It has good size accommodation throughout with raised ceilings but also has the potential to extend to the side, or possibly the rear, or to create a separate annexe to the side.

TENURE The property is freehold

COUNCIL TAX Band D **EPC Rating** D (55/82)

VIEWINGS By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

REF MJW/6313





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

