



Browning Chase, Littleport, CB6 1FH

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## Browning Chase, Littleport Ely, Cambridgeshire CB6 1FH

A generous four bedroom semi-detached three storey house with garage and driveway, located on a quiet no-through road in this modern residential area within easy walking distance of the town centre and all amenities. Also being offered with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Kitchen / Breakfast Room
- Living / Dining Room
- Principal Bedroom with Dressing Room & En-Suite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- No Upward Chain

**Guide Price: £280,000**



**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** with entrance door to front, staircase rising to first floor with useful storage recess under, radiator, vinyl flooring. Door to:-

#### **KITCHEN/BREAKFAST ROOM**

15' 5" x 9' 1" (4.70m x 2.77m) with double glazed bay window to front. Fitted with an attractive range of high gloss wall and base units with work surfaces over, inset stainless steel sink unit, four ring gas hob with stainless steel extractor canopy over and AEG oven, plumbing for washing machine and dishwasher, space for fridge freezer, radiator, vinyl flooring.

**LIVING / DINING ROOM** 16' 2" x 11' 8" (4.95m x 3.58m) with double glazed windows to rear and double glazed patio doors opening to rear terrace. Two radiators.

#### **CLOAKROOM**

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Wall mounted fuse box, radiator, vinyl flooring.

**FIRST FLOOR LANDING** with built-in airing cupboard housing water tank, built-in storage with shelving, staircase rising to second floor.

**BEDROOM TWO** 11' 8" x 9' 4" (3.58m x 2.87m) Currently in use as a library with double glazed window to front and radiator.

**BEDROOM THREE** 11' 8" x 9' 2" (3.56m x 2.80m) with double glazed window to rear, radiator, built-in double wardrobe with overhead storage and hanging space.

**BEDROOM FOUR / STUDY** 7' 10" x 6' 8" (2.40m x 2.05m) with double glazed window to rear. Radiator.

**FAMILY BATHROOM** with double glazed window to front. Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, shaver point, vinyl flooring, radiator.

#### **SECOND FLOOR PRINCIPAL BEDROOM**

12' 7" x 10' 11" (3.85m x 3.35m) with double glazed dormer window to front. Useful storage recess, radiator.

**DRESSING ROOM** 8' 1" x 7' 5" (2.47m x 2.27m) with double sliding doors, velux window.

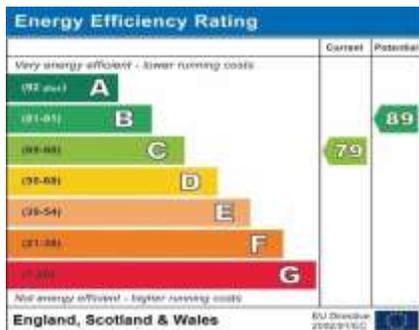
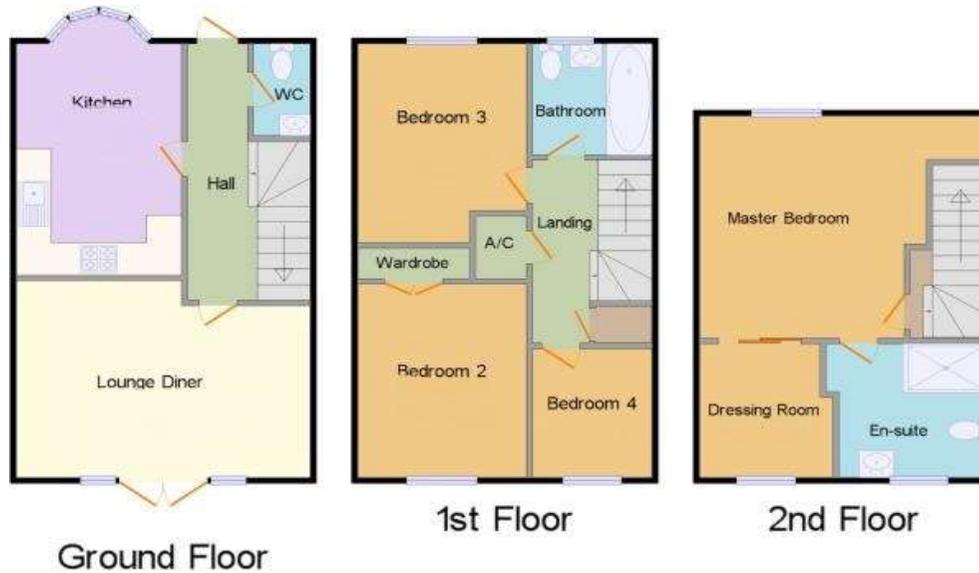
**EN-SUITE** 9' 0" x 8' 1" (2.76m x 2.47m) Fitted with a three piece comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks, double glazed window to rear, shaver point, vinyl flooring.

#### **EXTERIOR**

To the front is a small established garden with adjacent driving providing off road parking and in turn leads to the single garage. Gated access leads to the rear garden which is fully enclosed by wood panel fencing and predominantly laid to lawn with a terrace area and outside tap.

**GARAGE** with up and over door, power and lighting.





**TENURE** The property is freehold.

**COUNCIL TAX** Band C

**VIEWINGS** By Arrangement with Pocock & Shaw  
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**REF** MJW/6389

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

