



Highfield Drive, Littleport, CB6 1GA

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75 Highfield Drive, Littleport, Ely Cambridgeshire CB6 1GA

A superbly presented three bedroom semi-detached property situated on this modern popular development in this well served village location.

- Entrance Hall & Downstairs Cloakroom
- Kitchen / Dining Room
- Sitting Room
- Three Bedrooms (En-Suite to Bedroom One)
- Family Bathroom
- Low Maintenance South Facing Rear Garden
- Allocated Parking to Rear
- Gas Central Heating & Double Glazing

Guide Price: £250,000



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 door to front, solid oak wood flooring, staircase rising to first floor, radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Tiled splashbacks, double glazed window to front, radiator.

KITCHEN / DINING ROOM

13' 8" x 9' 3" (4.19m x 2.82m) with double glazed window to front. Fitted with a range of matching wall and base units with worksurfaces over, tiled splashbacks and inset single drainer 1 & 1/4 bowl sink unit, fitted electric oven, gas hob and extractor fan, plumbing for washing machine and dishwasher, tiled flooring.

SITTING ROOM 15' 5" x 15' 1" (4.72m x 4.6m) with double glazed window to rear and French doors leading to the rear garden. Solid oak wood flooring, understairs storage cupboard, radiator.

FIRST FLOOR LANDING with double glazed window to side, built-in airing cupboard, loft access with ladder attached.

BEDROOM ONE 13' 3" x 9' 3" (4.04m x 2.84m) with double glazed window to front, built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks, heated towel radiator.

BEDROOM TWO 11' 1" x 9' 3" (3.4m x 2.84m) with double glazed window to rear. Radiator.

BEDROOM THREE 8' 7" x 6' 7" (2.62m x 2.03m) with double glazed window to front. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC and pedestal wash hand basin. Tiled splashbacks, double glazed window to rear, heated towel rail.

EXTERIOR

To the rear of the property is a low maintenance south facing enclosed garden consisting of a paved patio area and gravel with gated access leading to allocated parking.





TENURE The property is freehold
Communal Maintenance Charges of approx. £200 per annum

COUNCIL TAX Band B

VIEWINGS By Arrangement with Pocock & Shaw
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REF MJW/6448



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.

