



Chamberlain Fields, Littleport CB6 1FJ

welcome to

Chamberlain Fields, Littleport

A very well presented detached family home situated within a popular residential area of Littleport offering four bedrooms, three reception rooms, two bathrooms and double garage with ample off road parking - Viewing highly recommended.

Entrance Hall

A welcoming space with radiator, stairs leading to first floor, storage cupboard and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wall mounted wash hand basin, radiator, extractor and double glazed window to rear.

Lounge

With radiator, electric feature fireplace, double glazed bay window to front aspect and double glazed sliding patio doors to rear garden.

Kitchen/Breakfast Room

Recently updated with a modern range of base units and drawers with work surfaces over to two sides, matching wall units, inset sink with mixer tap over, built in eye level double oven, separate hob with extractor over, integrated dishwasher and fridge/freezer, radiator, double glazed window to side aspect, double glazed sliding patio doors to rear garden and door to:

Utility Room

With base unit and work surface to one side, inset stainless steel sink and drainer unit with mixer tap over, spaces for washing machine and tumble dryer, wall mounted boiler, full height storage unit, radiator, extractor, double glazed window to side aspect and door to rear garden.

Dining Room

With radiator and double glazed full height bay window to side aspect.

Study/Office

With radiator and double glazed full height window to front aspect.





First Floor Landing

With radiator, storage cupboard, loft access and doors to:

Bedroom One

With two radiators, fitted wardrobes, dual aspect with double glazed window to front and rear aspects, door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, double glazed window to rear.

Bedroom Two

With radiator, dual aspect with double glazed windows to side aspects.

Bedroom Three

With radiator and double glazed window to front aspect,

Bedroom Four

With radiator and double glazed window to side aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to rear.

Outside

The property is approached by a driveway which only leads to three properties. The driveway provides ample off road parking with gated access and leads to the detached double garage. The front garden is enclosed by a mid level hedge and overlooks green spaces. The rear garden is neatly presented with an initial paved patio area opening to an artificial lawned area fully enclosed by fencing with a further enclosed patio area adjacent to the utility room.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/ELY110481



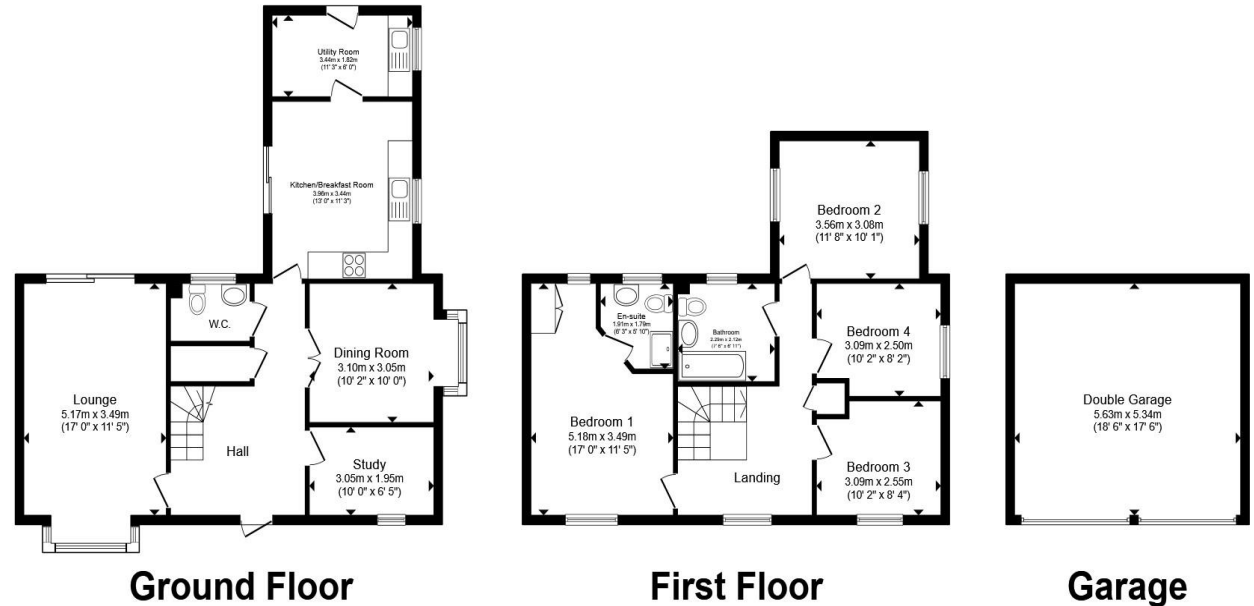
welcome to

Chamberlain Fields, Littleport

- Detached Family Home
- Overlooks Green Spaces
- Four Well Proportioned Bedrooms
- En-suite Facilities
- Three Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£400,000



Total floor area 166.1 m² (1,787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/ELY110481



Property Ref:
ELY110481 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk