



City Road, Littleport Ely
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Ample Off Road Parking
- Walking Distance of Local Amenities
- 15 minute drive into Ely City Centre
- Owned Solar Panels
- Spacious Accommodation Throughout

The property is entered via a bright and welcoming hallway, featuring a skylight and providing access to all of the principal rooms. To the left is a large formal dining room, enhanced by a decorative internal window overlooking the entrance hall. Opposite, the spacious lounge enjoys plenty of natural light through large windows overlooking the front and side of the property.

The kitchen is fitted with a range of modern base and wall units, complemented by tiled splashbacks, a range cooker and stainless-steel sink. A large front-facing window provides plenty of natural light. From the kitchen, a doorway leads into the converted garage, currently utilised as a substantial utility space. This versatile room benefits from its own loft access, windows to the



front and side and a single door leading directly into the rear garden. The space could, if required, be relatively easily converted back into a garage.

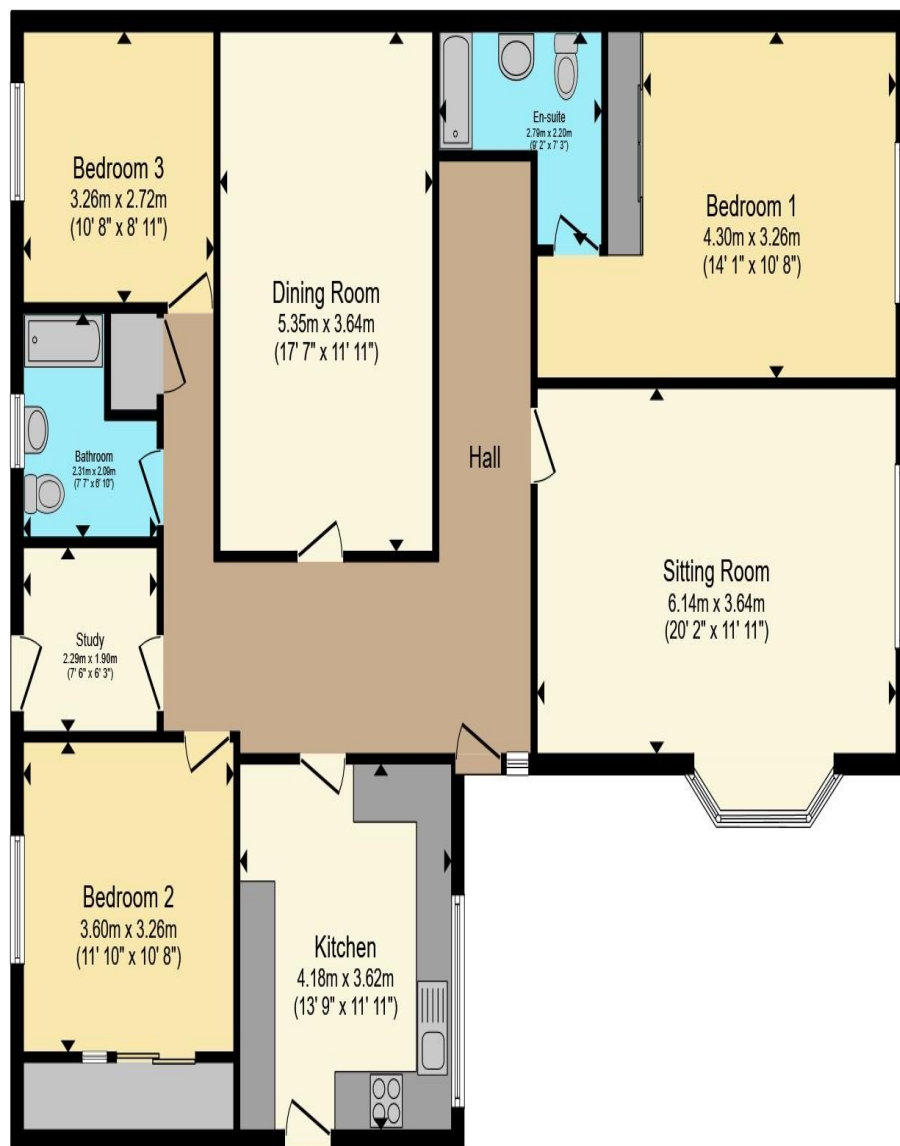
The generous master bedroom is positioned at the front of the property and features mirrored built-in wardrobes, together with a private en-suite shower room comprising a walk-in shower, pedestal wash basin and low-level WC. A skylight floods the room with natural light.

The hallway also provides access to two further double bedrooms and the main bathroom. A dedicated study area offers an ideal space for working from home and also provides a useful walkway through to the generous conservatory, which enjoys lovely views over and access to the rear garden.

Externally, the front of the property is approached through gates from the road, providing excellent privacy and offering ample private off-road parking. The rear garden is a particularly attractive feature, being generous in size and exceptionally private. It is predominantly laid to lawn with a variety of established flowers, shrubs and several fruit trees.

The garden also benefits from a generously sized workshop with power and lighting, providing an excellent space for hobbies, storage or those requiring a dedicated workspace.





Total floor area 140.4 m² (1,511 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

**Sharman
Quinney**

Agents Note

Please note that the AML fee covers 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.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15
8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207331 - 0001

