



Hempfield Road, Littleport, CB6 1NW

CHEFFINS

Hempfield Road

Littleport,
CB6 1NW

- Individual Detached Family Home
- 4/5 Bedrooms
- Detached Double Garage and Further Brick Outbuilding
- Covered Seating Area
- Cinema Room
- Ample Off Road Parking For Multiple Cars
- 2 Bathrooms
- Freehold / Council Tax E / EPC C

Cheffins are delighted to offer to the market this exceptionally well-presented and spacious detached family home, situated in the popular village of Littleport.

The ground floor features an entrance hall, two/three bedrooms, a cinema room, a kitchen, dining and family room, centred around a bespoke fitted kitchen with a range of integrated appliances. A separate utility room, cloakroom and boiler room complete the ground floor accommodation. To the first floor are two further bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking to the front, enclosed by electric gates. A driveway continues along the side of the property, providing access to a detached double garage and the rear garden. The garden is predominantly laid to lawn and features raised flower beds together with a covered seating area, creating an excellent space for outdoor entertaining and relaxation.

A truly impressive and versatile family home offering substantial accommodation both inside and out. An early viewing is highly recommended to fully appreciate the space, quality and flexibility this property has to offer.

5 2 1

Guide Price £650,000





LOCATION

Combining stunning riverside scenery, excellent mainline rail links to Cambridge and London and a welcoming community feel, Ely is a charming cathedral city in the heart of the Cambridgeshire Fens, celebrated for its rich history and relaxed pace of life. Dominated by the magnificent Ely Cathedral and King's Ely School, the city blends medieval character with modern convenience. Picturesque streets, independent shops and welcoming café create a vibrant yet tranquil atmosphere, with the nearby leisure village offering sports centre, swimming pool, multiscreen cinema and restaurants.

ENTRANCE HALL

Door to side with matching side panels, stairs rising to the first floor, radiator, airing cupboard with hot water tank and further storage cupboard,

BEDROOM 5 / OFFICE

With window to side and radiator.

BEDROOM 1

With window to front, window to side, built in wardrobe and dressing table and radiator,

BEDROOM 4 / GYM

With window to front, two radiators and spotlights.

CINEMA ROOM

With window to front and two radiators.

GROUND FLOOR WET ROOM

Fitted with a three piece suite comprising floating low level WC, floating vanity wash hand basin and walk in shower, window to the side, heated towel rail, spotlights and an extractor fan.

KITCHEN / DINING / FAMILY ROOM

Fitted with a bespoke range of base and wall units, cupboards and drawers with solid oak work surfaces over, integral double oven, double butler sink, integral wine cooler, four ring

induction hob with integrated extractor fan, integral dishwasher and integral fridge/freezer, breakfast bar with seating for 8, three windows to the side. Patio doors to the rear and a further door to the rear providing access to the covered seating area and garden. Three radiators, built in storage cupboard and tiled flooring.

BOOT ROOM

With door to rear providing access to the garden.

UTILITY ROOM

With plumbing for washing machine.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin.

BOILER ROOM

FIRST FLOOR LANDING

With door to loft area, two skylights to the side and airing cupboard with radiator.

BEDROOM 3

To skylights to the side, radiator, built in wardrobes and loft access.

BEDROOM 2

Two skylights to the side and radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising low level WC, his and hers vanity wash hand basins, deep fill panelled bath with shower over and shower screen, Heated towel rail, tiled splash back, tiled floor and skylight to side.

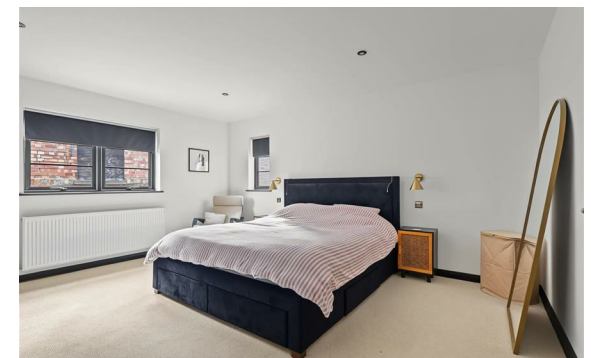
OUTSIDE

To the front of the property there is an electric sliding gate leading to the driveway, providing off-road parking for multiple cars. There is a further vehicular gate towards the rear which secures the rear garden, driveway, further brick outbuilding storage with two single doors.

To the rear is a mainly laid to lawn garden with raised flower beds with covered seating area with lighting.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



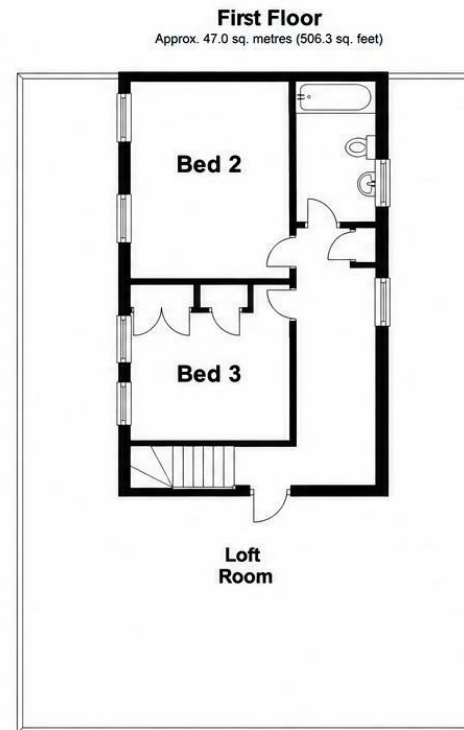
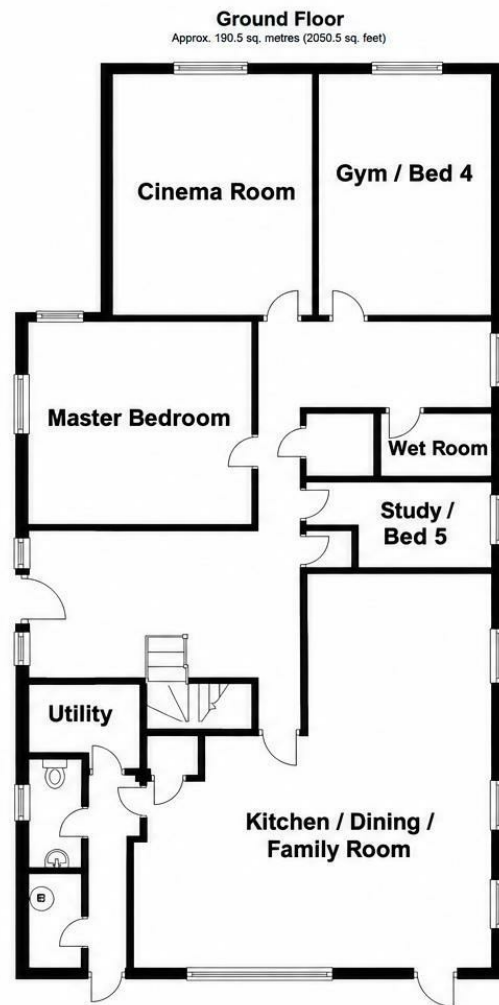


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council





Total area: approx. 237.5 sq. metres (2556.8 sq. feet)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

