



8 Hoof Close
Littleport
Ely, CB6 1HU

£225,000



01366 385588
info@kingpartners.co.uk



Hoof Close

Littleport, Ely, CB6 1HU

This well situated semi-detached house is located in Littleport which has local shops and services including a mainline rail link to Ely, Cambridge and London.

The property comprises of an open plan kitchen/breakfast room leading through to a living/family/dining room with patio doors to the rear garden. In addition on the ground floor there is a utility room and a downstairs shower room. The first floor consists of 3 bedrooms and a family bathroom. Outside is an enclosed garden with a summer house and storage shed. To the front there is a driveway leading to the garage plus a gravelled frontage with a patio area.



Part Glazed Entrance Door

Entrance Porch

4' 4" x 7' 7" (1.32m x 2.31m) UPVC double glazed windows to front and side. Tiled floor:

Hallway

12' 10" x 6' 4" (3.91m x 1.93m) Max. Staircase to first floor: Radiator: Laminate floor:

Living Room

12' 11" x 12' 11" (3.94m x 3.94m) UPVC double glazed window to front. Radiator: Opening to family area

Family Area

9' 10" x 9' 10" (3.00m x 3.00m) Laminate floor: Opening to dining area. Feature fireplace. Opening to kitchen area.

Dining Room

8' 11" x 9' 0" (2.72m x 2.74m) UPVC double glazed window to rear: Double patio doors to rear: Laminate floor: Radiator:

Kitchen/Breakfast Room

19' 11" x 9' 3" (6.07m x 2.82m) Max. UPVC double glazed window to rear: Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Double oven. Integrated gas hob. Tiled floor: Breakfast bar: Space for fridge. Storage cupboard.

Hallway

6' 0" x 2' 11" (1.83m x 0.89m) Door to downstairs shower room. Door to garage. Opening to utility room.

Shower Room

9' 1" x 4' 3" (2.77m x 1.30m) Obscured window to utility room. Part tiled walls. Shower cubicle. Wash hand basin. W.C. Radiator: Boiler:

Utility Room

11' 10" x 7' 8" (3.61m x 2.34m) UPVC double glazed windows to rear and side. Door to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine, dishwasher and tumble dryer. Space for freezer: Radiator:

Landing

UPVC double glazed window to side. Loft hatch. Radiator: Cupboard.

Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m) UPVC double glazed window to front. Radiator:

Bedroom 2

9' 9" x 12' 2" (2.97m x 3.71m) UPVC double glazed window to rear. Radiator:

Bedroom 3

6' 11" x 8' 4" (2.11m x 2.54m) UPVC double glazed window to front. Radiator:

Bathroom

5' 5" x 6' 10" (1.65m x 2.08m) UPVC double glazed window to rear: Panelled bath with shower screen and shower mixer tap. W.C. & Wash hand basin within vanity unit. Heated towel rail.

Garden

Rear enclosed garden. Mature borders and planting. Summer house and storage sheds.

Front

To the front of the property is a driveway leading to the garage. Gravelled frontage with patio area.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

