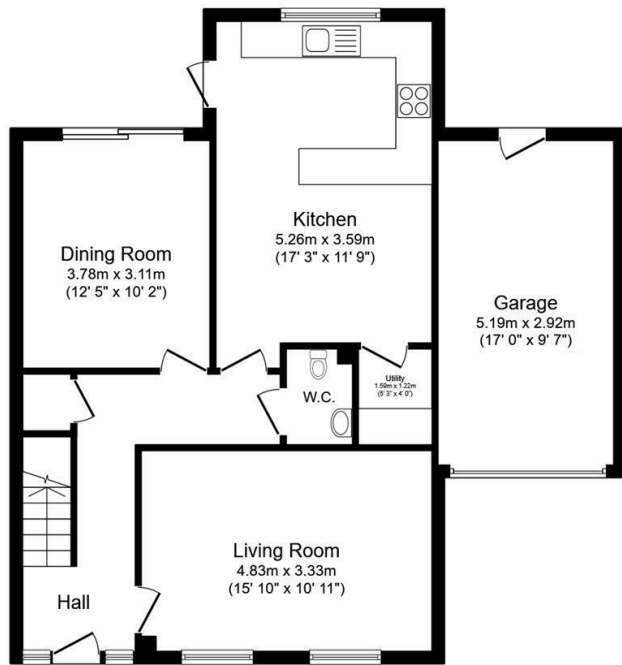


Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk

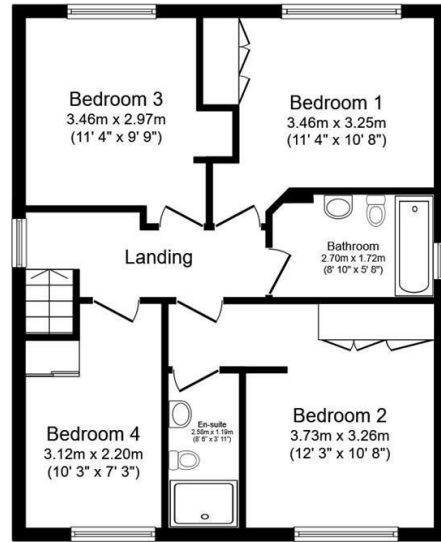


58 Yeomans Way, Ely, CB6 1FL  
Offers In Excess Of £400,000





Ground Floor



First Floor

Total floor area: 138.7 sq.m. (1,493 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

- 4 Bedrooms
- 2 Bathrooms
- Private rear garden
- Beautifully presented throughout
- 2 Reception Rooms
- Modern fitted kitchen
- Driveway/Garage
- Popular residential development



A beautifully presented four-bedroom family home situated in the popular village of Littleport, offering spacious and well-proportioned accommodation throughout. Ideally located close to the historic cathedral city of Ely, this impressive property is perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, spacious living room, separate dining room, and a generous kitchen/breakfast room measuring over 17ft in length, providing an ideal space for both everyday living and entertaining. Further benefits include a utility room, downstairs WC, and garage.

Upstairs, the property offers four well-sized bedrooms, including a spacious principal bedroom with fitted wardrobes. Bedroom two also benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the home enjoys a low-maintenance rear garden, ideal for relaxing or outdoor dining.

Littleport is a highly regarded village offering a wide range of local amenities including schools, shops, pubs, supermarkets, and a mainline railway station with direct links to Cambridge and London, making it an excellent choice for commuters. The nearby city of Ely provides additional shopping, leisure facilities, and scenic riverside walks.

With approximately 1,493 sq. ft. of accommodation, early viewing is highly recommended to fully appreciate the space and quality this fantastic home has to offer. EPC TBC Council Tax Band D

Directions to the property using What3Words.  
Enter the link in your browser then click on Waze or Google Maps:

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(91-91) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>England &amp; Wales</b>
		<b>85</b>	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.