

Asking Price £575,000
Freehold



**'Bridge House' 1 Mildenhall Road, Littleport, Cambridgeshire, CB7
4SY**

 **david clark
& company**

Impressive detached house situated on the outskirts of Littleport with delightful views of the River Ouse.

Built for the present owners in 2007, this substantial and extremely well maintained detached house offers excellent accommodation suitable for a variety of family needs. Extending to an impressive 218 sq m (2,348 sq ft), the accommodation in brief comprises:- 4 reception rooms, spacious kitchen/breakfast room, utility room, cloakroom, 4 double bedrooms, all with built in wardrobes, and 2 bath/shower rooms (1 en suite). Heating is gas fired (underfloor heating to the ground floor and via radiators to the first floor) and the windows are sealed unit double glazed. Further particular features of the property is it's delightful, established garden offering a high level of privacy and seclusion and the wonderful view over the River Ouse. The Council Tax rating is currently Band F and the EPC rating is currently Band C.

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

Features

- Substantial Detached Family House
- Accommodation Extending to Almost 731 sq m (2,400 sq ft)
- 4 Reception Rooms, Kitchen/Breakfast Room & Utility Room
- 4 Double Bedrooms (All With Built in Wardrobes)
- Cloakroom, En Suite Shower Room & Bathroom
- Gas Fired Heating & Sealed Unit Double Glazing
- Rivers Over The River From The Main Bedroom
- Wonderful Established & Private Gardens
- Double Garage & Further Parking For 4 Vehicles.





Entrance Hall:
Large cloaks cupboard, stairs to first floor with cupboard under.

Cloakroom:
Close coupled WC and vanity wash hand basin.

Study:
Dual aspect and range of fitted office furniture.

Sitting Room:
Dual aspect, exposed beams, French doors to rear terrace and feature brick fireplace with inset gas fire.

Dining Room:
Dual aspect and wall mounted real flame effect electric fire.

Kitchen/Breakfast Room:
Dual aspect, extensive range of matching base and wall cabinets, work surfaces, sink unit, tiled floor and range of integrated appliances comprising double electric oven, gas hob with wok burner and extractor fan above, fridge/freezer and dishwasher. French doors to conservatory and door to:-

Utility Room:
Range of matching base and wall cabinets, work surfaces, sink unit, water softener unit, tiled floor, position for washing machine and tumble dryer and door to rear terrace.

Sun Room:
Tiled floor and delightful outlook over the terrace and garden.

FIRST FLOOR:

Landing:
Large linen cupboard, cupboard housing the hot water cylinder and loft hatch to roof space.

Bedroom 1:
Triple aspect and French doors to 'Juliette Balcony' providing a wonderful view of the river. Large walk in wardrobe with hanging rails and shelving. Door to:-

En Suite Wet Room:
Walk in shower, vanity wash basin with cupboards under, close coupled WC with cupboards to side, tiled floor and heated towel rail.

Bedroom 2:
Built in double wardrobe.

Bedroom 3:
Built in double wardrobe.

Bedroom 4:
Built in double wardrobe.

Bathroom:
Panelled bath, close coupled WC, vanity wash basin with cupboards under, shower cubicle, tiled floor and heated towel rail.

OUTSIDE:
Bridge House is set back from Mildenhall Road and approached via a small no-through road. There are well stocked flower and shrub beds to front and a large block paved driveway to the side providing parking for 4 vehicles and access to a detached Double Garage 6.12m x 5.72m (20'0" x 18'9") with twin remote controlled up and over doors to front, power, light and personal door to side. An extensive paved terrace adjoins the eastern and southern elevation of the house providing a wonderful, private area for family and social entertaining. Steps lead down to an area of lawn bordered by deep, well stocked flower and shrub beds and a large gravelled area interspersed with further established flower and shrub beds. There is also a timber Summer House, Greenhouse and various lights, water points and electric sockets around the house.



About 218.1 m² ... 2348 ft²
All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES

Mains Water, Electricity and Gas Connected.
Septic Tank Drainage.

East Cambridgeshire District Council

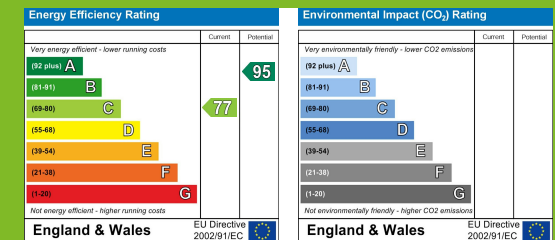
LOCAL AUTHORITY

COUNCIL TAX BAND

F

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

<https://w3w.co/nesting.dummy.take>



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.

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

