



## COWSLIP DRIVE, LITTLE THETFORD



**Guide Price: £365,000**

This is an attractive 3 bedroom detached property in the increasingly popular village of Little Thetford. The property is full of charm and unique features that sets it apart from similar properties.

### Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Ensuite Shower
- ✓ Garage
- ✓ Conservatory
- ✓ South Facing Rear Garden

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## NEW LISTING

### *A Beautifully presented 3 Bedroom Detached Property*

We are delighted to offer this attractive 3 bedroom detached property in the increasingly popular village of Little Thetford. The property is full of charm and unique features that sets it apart from similar properties. With two double bedrooms, an en-suite shower room to the principal bedroom, large kitchen dining area which opens into a fabulous conservatory.

#### Ground Floor

As you enter, you instantly get a feel for the charm this property offers, with stripped back internal doors, and internal features. On the right as you enter:

Cloakroom: WC, Wash basin, window to front aspect with obscure glass. Tiled flooring.

Lounge: Fabulous family room with large window to front aspect with feature shutters, internal wooden doors leading to the kitchen:

Kitchen/Dining: Good size kitchen with range of wall and base units, central island, with window overlooking the decorative south facing garden. Large doors leading to:

Conservatory: Great room which complements the kitchen and currently used as a dining room, French doors leading to the garden.

From the kitchen, Internal door leads to the garage, with a further door on the right side of the kitchen that takes you through to the side access of the garden.



## First Floor

Stripped back stairs with feature stair runner, landing area with window to the side aspect. Airing cupboard, doors leading to:

Bedroom 1: Feature rustic wooden shutters, with door leading to the en-suite shower room.

En-suite: Shower cubicle, with WC, and wash basin. Tiled flooring.

Bedroom 2: Further double bedroom with window to the rear aspect.

Bedroom 3: currently used as a dressing room with window to the rear aspect.

Family Bathroom: Bathtub, with shower over, WC and wash basin. Tiled flooring. Window with obscure glass to the rear aspect.

## Outside

To the front of the property is a driveway with garage in front. Mature hedging to the front with gravelled side path that takes you through to the rear garden.

The south facing rear garden has some decorative features, including a corner pergola, built in barbecue, lots of mature shrubs, to one corner is the Oil Tank hidden by a trellis fence and some planting. Gravelled section that takes you through to the front side gate.

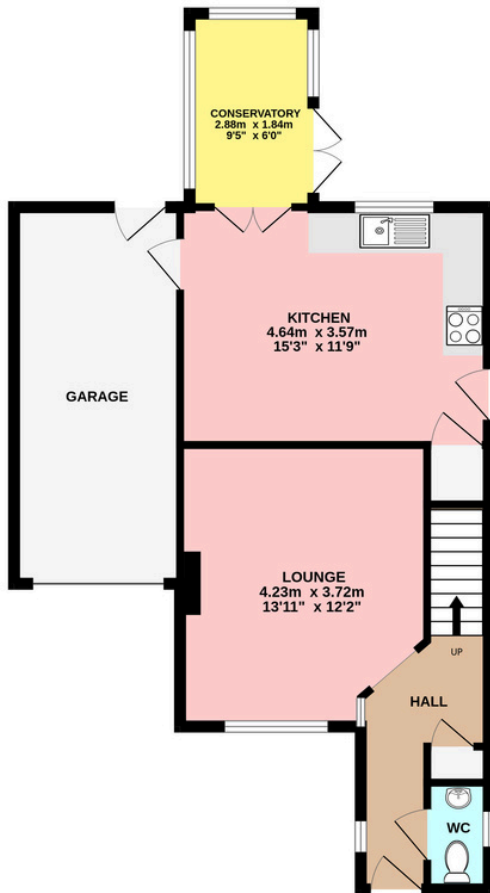
Little Thetford is a picturesque rural village located just three miles south of Ely, in Cambridgeshire, England. Quick access to the A10 which takes you into Ely or the city of Cambridge.

The village is known for its strong sense of community, which keeps village life vibrant and active. Local amenities include a lively Village Hall, a Community Primary School, a Pre-School, a Church, and a Social Club. Further amenities can be found in the nearby city of Ely.

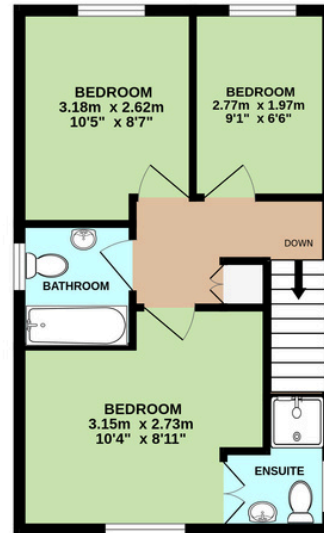
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
60.2 sq.m. (648 sq.ft.) approx.



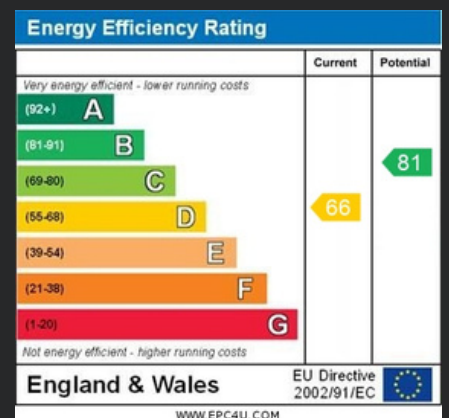
1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 96.4 sq.m. (1038 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD  
EPC BAND: D  
COUNCIL TAX BAND: C  
LOCAL AUTHORITY: EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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