



**Highfield Drive, Littleport, Ely, Cambs**  
**CB6 1GA**

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## 53 Highfield Drive, Littleport, Ely, Cambridgeshire, CB6 1GA

A well-presented four-bedroom end terrace three storey family home overlooking Highfield Court on this popular modern development. EPC C (74). Available Immediately. Minimum 12 Month Let.

- End Terrace Three Storey Town House
- Entrance Hall & Cloakroom
- Fitted Kitchen
- 'L' Shaped Sitting Room
- Four Bedrooms Over Two Floors
- Two En-Suites & Family Bathroom
- Courtyard Garden
- Two Allocated Parking Spaces

**Rent: £1,350 PCM**

**Deposit: £1557**



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a new recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

**ENTRANCE HALL** with staircase rising to first floor with under stairs storage cupboard, radiator.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Double glazed window to front aspect, radiator.

**KITCHEN** 11'6" x 8'2" (3.50 m x 2.50 m) Fitted with a matching range of wall and base units with worksurfaces over, inset single drainer sink unit, tiled splashbacks, stainless steel gas hob with extractor hood over, fitted double electric oven, window to front aspect, cupboard housing central heating boiler.

**L-SHAPED LIVING ROOM** 18'4" x 14'1" (5.60 m x 4.30 m) With double glazed French doors and window to rear aspect, radiator.

**FIRST FLOOR LANDING** with airing cupboard and staircase rising to second floor.

**BEDROOM THREE** 11'2" x 8'6" (3.40 m x 2.60 m) with double glazed window to rear aspect, radiator.

**BEDROOM FOUR** 11'2" x 9'6" (3.40 m x 2.90 m) With double glazed window to rear aspect, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Heated towel rail, tiled splashbacks.

**BEDROOM TWO** 11'10" x 8'6" (3.60 m x 2.60 m) 'L' shaped room with double glazed window to front aspect, double wardrobe, radiator.

**EN-SUITE SHOWER ROOM** With double glazed window to front aspect. Fitted with a three pieces suite comprising fully tiled shower cubicle, low level WC and pedestal wash hand basin.

## SECOND FLOOR LANDING

**MAIN BEDROOM** 21'7" x 12'11" (6.58 m x 3.94 m) Irregular shape room with built-in wardrobes, dormer windows to front and rear aspects, radiator.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising fully tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

**EXTERIOR** The property is set back from the road overlooking an enclosed green area with pathway leading to the front door. To the rear there is a small courtyard garden laid to patio and gravel with gated rear access and two allocated parking spaces.

**EPC** C 74

**COUNCIL TAX** Band D

**NOTES** The landlord may consider a pet.  
Minimum 12 Month Let.  
This is a Fully Managed Property.

**REF** JVD/6046







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.