7 Willow Court - Offers In Excess Of £325,000

Littleport Ely CB6 1NQ

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Estate & Letting Agents



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Offers In Excess Of £325,000

The Property

Generous three-bedroom bungalow with conservatory, private gardens, and huge potential – tucked away in a sought-after Littleport location.
This spacious detached bungalow is a rare find. Offering generous living space, a private wraparound garden, and fantastic potential to extend (STPP), it's an ideal home for families, downsizers, or anyone looking for a well-connected village lifestyle.

Inside, you'll find a bright front-to-back living room, perfect for relaxing or entertaining, along with a kitchen/diner that opens into a charming conservatory, creating a lovely flow of space. The property also benefits from a useful utility room. There are three well-proportioned bedrooms, two with fitted wardrobes, and a modern family bathroom.

Outside, the property really comes into its own. The spacious south-west facing wraparound garden offers plenty of privacy, is non-overlooked, and is brimming with character and charm, a wonderful setting for outdoor dining, entertaining, or simply relaxing. With space to either side of the property, there is excellent scope for extension or further landscaping (subject to planning permission). The home also benefits from its own private driveway and garage, providing secure off-road parking.

The roof is pitched and the loft has plenty of space and potential for a loft conversion (subject to necessary permissions).

Littleport offers a welcoming community with shops, schools, and amenities close by. The train station is just a short distance away, making commuting to Ely, Cambridge, and London fast and convenient.

This property combines space, potential, and location – a wonderful opportunity not to be missed.

Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

What the vendor loves

They loved how peaceful and private it is. They loved a chat with the friendly neighbours too.

What the agent loves

I love that the main bedroom and bedroom two are very generous sizes and have fitted wardrobes so my partner and I wouldn't argue (too much) over wardrobe space!

Features

- DETACHED BUNGALOW IN QUIET CUL-DE-SAC LOCATION
- DESIRABLE CORNER POSITION WITH PRIVACY
- BRIGHT FRONT-TO-BACK LIVING ROOM
- KITCHEN/DINER WITH CONSERVATORY
- THREE GENEROUS BEDROOMS, TWO WITH FITTED WARDROBES
- FAMILY BATHROOM AND SEPARATE UTILITY ROOM
- SPACIOUS WRAPAROUND GARDEN FULL OF CHARACTER AND CHARM
- NON-OVERLOOKED WITH EXCELLENT SCOPE TO EXTEND (STPP)
- PRIVATE DRIVEWAY AND GARAGE PROVIDING OFF-ROAD PARKING
- CLOSE TO LITTLEPORT TRAIN STATION WITH EASY COMMUTE TO ELY, CAMBRIDGE & LONDON





















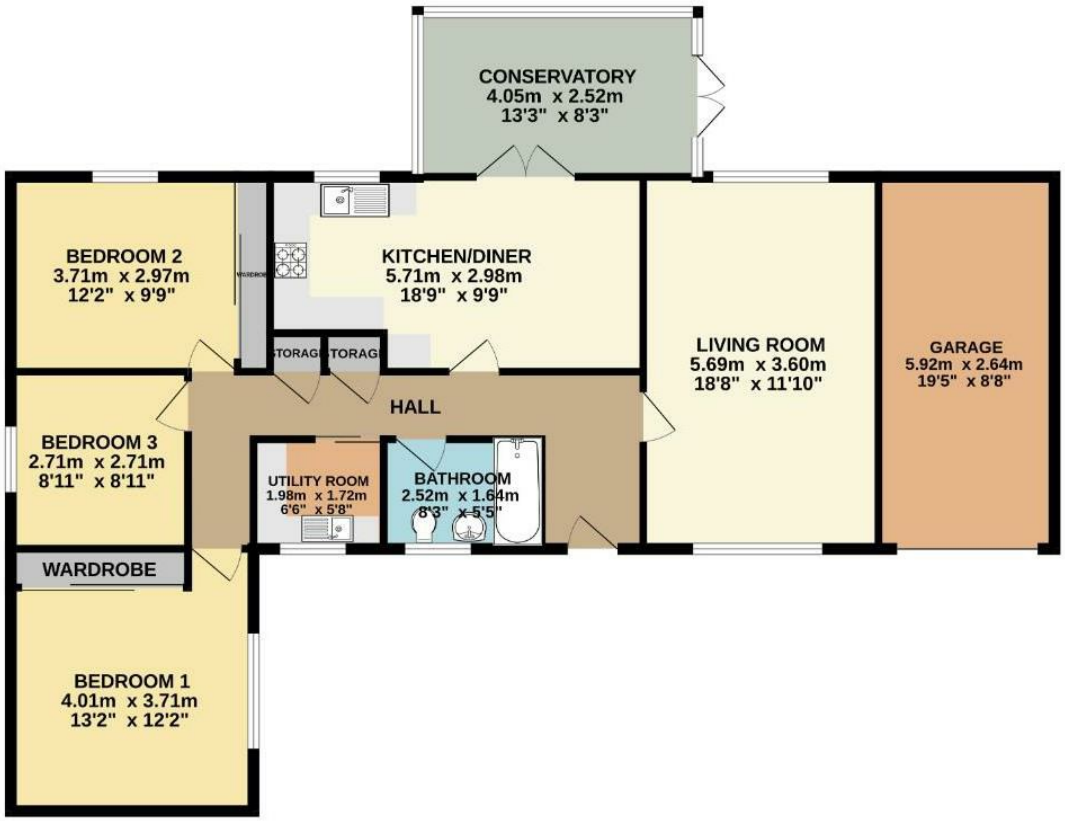






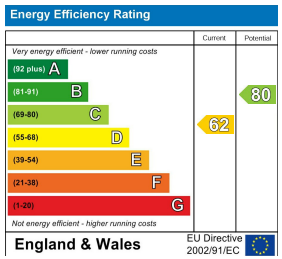
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
106.0 sq.m. (1141 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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