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**£650,000**

7A Clayfields Drive, Wimblington, PE15 0PF



**To arrange a viewing call us now on 01354 701000**

Simply stunning! This beautifully presented home boasts an open plan living space and kitchen for that modern, sociable lifestyle which then opens to the garden room with vaulted ceiling and bifold doors to the garden. There are two further reception rooms, four double bedrooms with walk in wardrobe to the master and two ensembles plus family bathroom. Outside there is ample parking for multiple vehicles leading to the double garage whilst at the rear the garden is laid to patio and lawn. EPC B

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Ground Floor

Hall

Stairs to first floor and landing, cupboard.

Lounge

5.10m (16'9") x 4.09m (13'5")  
Window to front.

Study

3.89m (12'9") x 3.00m (9'10")  
Window to front.

Kitchen/Dining Room/Family Room

10.60m (34'9") x 3.75m (12'4")  
Kitchen – fitted with a range of wall and base units with granite/quartz worktops, integral appliances including two ovens, hob, hood, fridge, freezer and dishwasher, one and half bowl sink unit with mixer tap, gas fired boiler, window to rear, breakfast bar opening to the dining area and on to the family area, open plan to:

Garden Room

4.27m (14') x 3.3m (10'10")  
Oak and glazed with vaulted ceiling, windows to rear and side, bi-fold doors to the other side.

Utility Room

Wall and base units, plumbing for washing machine and space for tumble drier, sink unit with mixer tap, door to garage.

WC

Fitted with a two piece suite comprising vanity wash hand basin and WC.

First Floor & Landing

Picture window to front, radiator, access to loft.

Bedroom 1

5.49m (18') x 3.85m (12'8")  
Window to rear, radiator.

Dressing Room

Fitted to one wall with hanging on shelving, window to front, radiator.

En-suite Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower head, vanity wash hand basin and WC, window to front, heated towel rail.

Bedroom 2

5.22m (17'2") x 4.50m (14'9")  
Two skylights, two radiators, double fitted wardrobe.

En-suite Shower Room

Fitted with a three piece suite comprising oversized shower unit, vanity wash hand basin and WC, window to front, heated towel rail.

Bedroom 3

4.29m (14'1") x 3.35m (11')  
Window to rear, fitted double wardrobe, radiator.

Bedroom 4

4.29m (14'1") x 3.16m (10'4")  
Window to rear, fitted double wardrobe, radiator.

Family Bathroom

Fitted with a four piece suite comprising bath with mixer tap shower head, oversized shower unit, vanity wash hand basin and WC, window to front, heated towel rail.

Outside

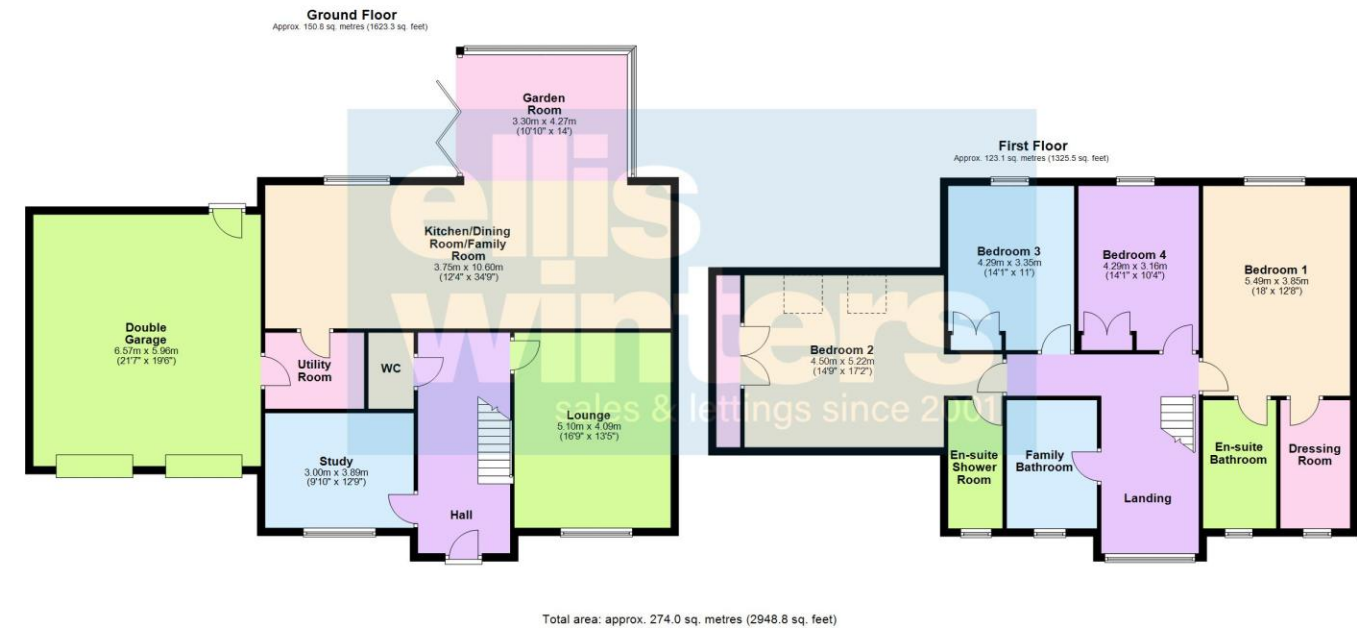
The generous driveway with flower and shrub borders leads to the Double Garage 6.57m x 5.96m which is fitted with light and power with personal door at the rear. A gated side access leads to the rear garden which is laid to patio and lawn with flower and shrub borders, outside water supply and further gated access to the other side.

Freehold

Council tax band F

It should be noted that the property sits on a corner plot on a private roadway with under floor heating to the ground floor.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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