



- Stunning Family Home
- Four Bedrooms & En-Suite
- Grade II Listed
- No Forward Chain
- Located In Conservation Area
- Enclosed Gardens
- Garage & Driveway
- Excellent Commuter Links
- Short Walk to Local School

HIGH STREET, BLUNTISHAM

STUNNING GRADE II LISTED 4 bedrooms semi detached home located in the historic heart of VILLAGE. The property is set over three floors and has a FANTASTIC WARM FEEL to it as well as many CHARACTER FEATURES.

4 2 2 EPC N/A

OFFERS IN EXCESS OF  
£425,000

WellingtonWise Estate Agents St Ives  
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





# HIGH STREET, BLUNTISHAM

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### ENTRANCE HALL

Timber door to front, stairs leading to first floor landing, ceramic tiled flooring, door to:

### LIVING ROOM

22' 2" x 15' 9" (6.76m x 4.8m)  
A stunning characterful room with secondary glazed sash window to front, solid wood flooring, feature brick fireplace with inset working open fire and tiled hearth. Radiator and under stairs storage cupboard. Opening to:

### DINING ROOM

13' 4" x 6' 7" (4.06m x 2.01m)  
Solid wood flooring, radiator. Opening to:

### GARDEN ROOM

20' 7" x 11' 7" (6.27m x 3.53m)  
A triangular shaped room with timber doors to rear patio seating area, window to rear, solid wood flooring, radiator. Roof lantern allowing light to flood into the room.

### KITCHEN/BREAKFAST ROOM

14' 7" x 8' 9" (4.44m x 2.67m)  
Secondary glazed window to side overlooking the garden. Fitted with an attractive range of cream fronted wall and base level units with solid wood work surfaces over. One and a half bowl sink and drainer unit, built in double oven and gas hob with extractor over. Space and plumbing for dishwasher, tiled splashbacks, radiator. Quarry tiled flooring. Door to:

### UTILITY ROOM

8' 9" x 7' 3" (2.67m x 2.21m)  
Door to rear garden. Secondary glazed window to rear garden. Fitted with a matching range of wall and base level units with work surface over, single stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wall mounted gas fired boiler. Tiled splashbacks, Quarry tiled flooring.

### LANDING

Generous airing cupboard housing hot water cylinder and space for storage, radiator. Stairs leading to second floor.

### MASTER BEDROOM

15' 9" x 13' 3 Max" (4.8m x 4.04m)  
A generous sized room with secondary glazed sash window to front, radiator, built in wardrobe. Door to:

### FOUR PIECE ENSUITE

11' 3" x 6' 11" (3.43m x 2.11m)  
Velux window to rear. Fitted with a matching four piece suite comprising shower cubide, panelled bath with shower attachment, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator.

### BEDROOM THREE

14' 9" x 8' 9" (4.5m x 2.67m)  
Double glazed window to side overlooking the garden, radiator.

### FAMILY BATHROOM

Obscured glazed window to side. Fitted with a matching three piece suite comprising panelled bath with shower over and screening. Close coupled WC and pedestal wash hand basin. Half height wood panelling, radiator, tiled splashbacks, ceramic tiled flooring, wall mounted heated towel rail.

### LANDING

With doors to:

### BEDROOM TWO

17' 3" x 11' 3" (5.26m x 3.43m)  
Secondary glazed sash window to front, radiator. Built in wardrobe. Access to loft space.

### BEDROOM FOUR

Velux window to rear, radiator, access to eaves storage cupboards.

### OUTSIDE

### FRONT

To the front of the property is a gravelled border with shrubs and pots. The rear/side garden is enclosed by a brick wall and accessed via pedestrian gate to the side of the property. Double timber gates give access to the driveway which leads to single garage.

### REAR

This rear garden is enclosed by brick walls and arranged in three separate areas. The main lawn area is raised and laid to astro turf for low maintenance. The borders are well stocked with mature shrubs and trees. There is a paved patio seating area located close to the garden room and a secondary raised patio area which acts as a sun trap on summer days. The paved and gravelled path leads to the driveway and single garage. Outside tap. (The garden is currently being landscaped with all new paving to patios and paths)

### GARAGE

16' 6" x 8' 9" (5.03m x 2.67m)  
Of brick construction with electric roller shutter doors to front. Power and light connected. Loft storage.

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