



- Detached Family Home
- Four Bedrooms
- Ensuite To Master Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Sought After Cul-De-Sac Position
- South of St Audrey Lane
- Walk to Town & Schools
- Double Garage & Driveway



ROOKERY CLOSE, ST. IVES

4 2 2 EPC TBC

Excellent four bedroom detached family home located in this extremely popular cul-de-sac position south of St Audrey Lane and a short walk from the town centre! Accommodation comprises entrance hall, cloakroom, stunning living room with log burner, family room, generous kitchen dining room, utility room, four bedrooms with refitted ensuite to master and a family bathroom. The property also benefits from a driveway with parking for three/four cars leading to a double attached garage and a generous enclosed rear garden. The location is ideal for access on foot to the town centre, local amenities and the popular Eastfield and Westfield schools. To arrange a viewing of this stunning home please call the office on 01480 498400.

GUIDE PRICE
£590,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

18' 5" x 12' 3" (5.61m x 3.73m)

FAMILY ROOM

12' 4" x 8' 7" (3.76m x 2.62m)

KITCHEN/DINING ROOM

22' 1" x 11' 4" (6.73m x 3.45m)

UTILITY ROOM

8' 4" x 6' 6" (2.54m x 1.98m)

FIRST FLOOR

LANDING

MASTER BEDROOM

12' 11" x 10' 10" (3.94m x 3.3m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12' 6" x 10' 7" (3.81m x 3.23m)

BEDROOM THREE

9' 2" x 9' 1" (2.79m x 2.77m)

BEDROOM FOUR

9' 6" x 7' 5" (2.9m x 2.26m)

FAMILY BATHROOM

OUTSIDE

FRONT

The front of the property is open plan and laid to a brick driveway with parking for three/four cars leading to the double attached garage, raised bed laid to slate chippings, a ream of lawn with mature trees and shrubs. Timber gate giving access to the rear garden.

REAR

The rear garden is enclosed by timber fencing and laid mainly to lawn with a paved patio seating area, mature borders, raised beds, gravelled path leading to seating area, space for shed. There is a path leading to the side of the property with bin storage area and outside tap.

DOUBLE GARAGE

17' 3" x 16' 2" (5.26m x 4.93m)

Brick built garage with electric up and over door to front, door and window to side. Power and light connected. Eaves storage space.

AGENTS NOTES

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DISCLOSURE

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