



**Ermine Way, Arrington SG8 0AU**



**welcome to**

**Ermine Way, Arrington**

An opportunity to purchase this two bedroom Grade II listed thatched cottage with car parking and views over grazing meadows to rear. The property has been extended to the rear and benefits from two reception rooms, kitchen, two bedrooms and a family bathroom.



**Front Door**

Solid front door opening onto lounge.

**Lounge**

12' 9" x 13' 8" ( 3.89m x 4.17m )

With staircase to first floor landing, window to front, wall lights, feature fireplace, attractive tiled flooring, door through to kitchen, underfloor heating.

**Kitchen**

9' x 12' 7" ( 2.74m x 3.84m )

Comprising dresser, freestanding oven and hob, butler sink with mixer taps, space for dishwasher, space for washing machine, space for fridge/freezer, space for work surface, attractive tiled flooring, window and door through to conservatory, underfloor heating.

**Conservatory**

9' 5" x 12' ( 2.87m x 3.66m )

Skylight window, recessed lighting, vaulted ceiling, attractive tiled flooring, underfloor heating, French doors opening onto rear garden, two windows to rear.

**Staircase To First Floor**

Staircase from lounge to bedroom one.

**Bedroom One**

14' 4" x 14' 2" ( 4.37m x 4.32m )

Intercommunicating room with wooden flooring, hatch to loft space, window to front, door to bedroom two.

**Bedroom Two**

8' 2" x 9' 5" ( 2.49m x 2.87m )

wooden flooring, window to rear, door to shower room.

**Shower Room**

Comprising concealed cistern WC, wash hand basin, fully tiled shower cubicle, velux window, extractor fan.

**Outside****Front Garden**

Front garden primarily laid to slate & cobblestone with steps leading to front door. Various shrubs and trees to borders.

**Rear Garden**

Secluded rear garden with paved terrace, fence surrounds.

**Parking**

Off-road parking space to rear.



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## Ermine Way, Arrington

- Grade II listed 'Chocolate box' thatched cottage.
- Off-street parking to rear.
- Two bedrooms and family bathroom.
- Within walking distance of Wimpole National Trust site.
- Extended to the rear.

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109777 - 0006

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