

Guide Price

**£325,000**

10 East Perry, Perry, PE28 0BT



**To arrange a viewing call us now on 01480 388888**

OFFERS CONSIDERED BETWEEN  
£325,000 & £335,000

A non estate detached family home situated in a popular village location only a short walk from Grafham Water. The spacious accommodation includes three double bedrooms, kitchen, lounge, dining room, cloakroom and a four piece suite bathroom. Outside the property benefits from a southerly facing rear garden and ample off road parking provided by a block paved driveway and garage.



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#### Ground Floor

Front entrance door to:

#### Entrance Hall

Double glazed window to front, radiator, coving to ceiling, stairs leading to first floor.

#### Cloakroom

Fitted with a two piece suite comprising, a wash hand basin and a low-level WC, double glazed window to side, tiled splashbacks, radiator.

#### Lounge

4.68m (15'4") x 3.64m (11'11")

Double glazed box window to front, electric fire with feature surround and potential to reinstate open fire, radiator, coving to ceiling, open plan to:

#### Dining Room

3.06m (10'1") x 2.97m (9'9")

Double glazed window to side, radiator, coving to ceiling.

#### Conservatory

2.97m (9'9") x 2.75m (9')

Brick and UPVC construction, radiator, double doors opening to rear garden.

#### Kitchen

3.36m (11') max x 2.72m (8'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, plumbing and space for slimline dishwasher, space for tumble dryer, space for cooker with extractor hood over, double glazed window to rear, coving to ceiling, door opening to side.

#### First Floor

#### Landing

Double glazed window to side, coving to ceiling, airing cupboard.

#### Bedroom 1

3.59m (11'9") x 2.92m (9'7")

Double glazed window to rear, radiator, coving to ceiling.

#### Bedroom 2

3.61m (11'10") x 2.81m (9'3")

Double glazed window to rear, radiator, coving to ceiling, built in double wardrobe.

#### Bedroom 3

3.17m (10'5") x 2.81m (9'3")

Double glazed window to front, radiator, coving to ceiling, built in double wardrobe.

#### Bathroom

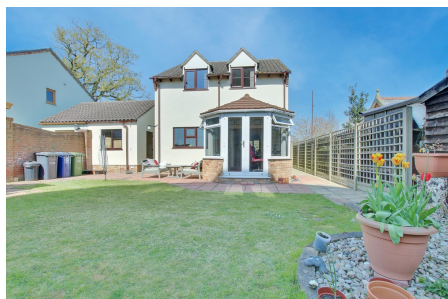
Fitted with a four piece suite comprising, a corner bath with shower over, a pedestal wash hand basin, a shower enclosure with shower over, and a low-level WC, tiled splashbacks, double glazed window to front, radiator, coving to ceiling.

#### Outside

The front garden is laid to lawn. A block paved driveway provides ample off road parking and leads to a garage measuring 5.27m (17'5") x 2.58m (8'5") with an up and over door, power and lighting. Gated side access leads to the fully enclosed southerly facing rear garden which is mainly laid to lawn with borders laid with beach pebbles. The rear garden also benefits from a patio seating area and two garden sheds.

#### EPC RATING - D

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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