



Clay Lake

132 Needingworth Road, St. Ives, PE27 5LB

elliswinters & co

Exclusive & New Homes

Welcome to

Clay Lake

Accommodation Summary

Clay Lake is a substantial, non-estate, detached home measuring in excess of 2500 sq-ft and is situated on a mature plot of approx. 1/3 acre (sts). The extended and much improved accommodation briefly comprises four double bedrooms, two bathrooms, five reception rooms, a modern kitchen/breakfast room, utility room and cloakroom. Outside the property benefits from ample off road parking, double garage and a large south facing rear garden.

You approach the property via a considerable block paved driveway with turning circle. When first entering the property you are greeted by a modern entrance hall with stairs leading to the first floor. The ground floor accommodation includes five good sized and versatile reception rooms ideal for a growing family. Both the garden room and dining room benefit from sliding patio doors which open onto the south facing rear garden.

The remainder of the ground floor accommodation comprises a modern refitted kitchen/breakfast room with integrated appliances and island unit with breakfast bar, a similarly modern and refitted utility room, and a two piece suite cloakroom.

Stairs leading to the first floor take you past a large feature window flooding the landing area with light. The first floor accommodation boasts four impressively sized double bedrooms. The principal bedroom features generous amount of fitted wardrobes and a walk in dressing/en suite shower area. Another great feature of this unique home is the refitted and fully tiled five piece family bathroom suite with oversized bath and walk in double shower enclosure with Aqualisa shower over.

Outside the property is centrally positioned on a mature plot measuring approximately 1/3 acre (sts). A substantial blocked paved driveway with turning circle provides ample off road parking for several vehicles and leads to the double garage. The double garage measures 6.37m (20'11") max x 4.65m (15'3") and benefits from an double electric up an over door, power and lighting. Gated side access on both sides of the property provides access to the south facing mature rear garden. The garden also includes a raised composite decked seating area with retractable sun canopy over.

A viewing is essential to fully appreciate this individual and non-estate home.

Ground Floor

Entrance Hall

Family Room

4.66m (15'3") x 2.71m (8'11")

Lounge

5.59m (18'4") x 3.85m (12'8") max

Garden Room

4.63m (15'2") x 2.94m (9'8")

Dining Room

3.90m (12'10") x 3.40m (11'2")

Kitchen/Breakfast Room

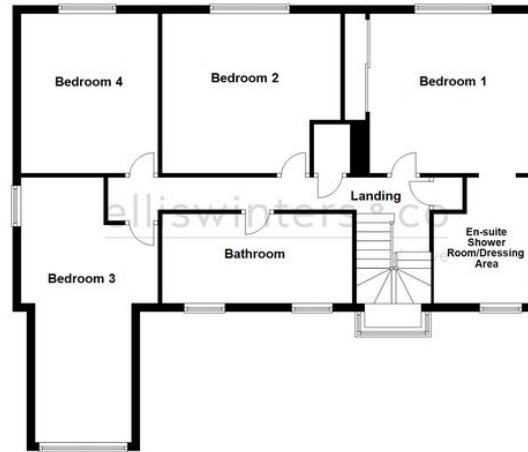
4.65m (15'3") x 3.13m (10'3")



Ground Floor
Approx. 150.7 sq. metres (1622.6 sq. feet)



First Floor
Approx. 97.2 sq. metres (1046.2 sq. feet)



Utility Room

4.02m (13'2") max x 3.33m (10'11")

Office

3.35m (11') x 2.96m (9'9")

Cloakroom

First Floor

Landing

Bedroom 1

4.02m (13'2") x 3.93m (12'11")

En-suite Shower Room/Dressing Area

Bedroom 2

4.31m (14'2") max x 3.90m (12'10")

Bedroom 3

6.48m (21'3") max x 3.35m (11') max

Bedroom 4

3.93m (12'11") x 3.34m (10'11") max

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

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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