

Ellis Winters Exclusive are delighted to offer, this well-presented DETACHED home in a sought-after location. This property offers short distances to amenities and the town centre, boasts two reception rooms, a kitchen/breakfast room, a utility room, four generous bedrooms, an en-suite shower room, an enclosed rear garden, a driveway, and a detached double garage. Viewing comes highly recommended.

loft space, doors to:

Bedroom 1
5.19m (17') x 3.13m (10'3")
Double glazed window to rear, radiator, built in wardrobe, door to:

En-suite Shower Room
Double glazed window to rear, fitted with a three piece suite comprising of a shower cubicle with rain top shower and hand shower attachment over, vanity base unit with inset wash hand basin and WC, tiled splashbacks, shaver point, tiled walls, heated towel rail, extractor.

Bedroom 2
4.17m (13'8") x 3.44m (11'3")
Double glazed windows to rear, radiator, built in wardrobe.

Bedroom 3
3.06m (10'1") x 2.64m (8'8") max
Double glazed window to front, radiator.

Bedroom 4
3.13m (10'3") x 2.62m (8'7")
Double glazed window to front, radiator.

Bathroom
Double glazed window to side, fitted with a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and WC, tiled splashbacks, radiator, extractor, shave point.

Outside

To the front of the property, open plan lawn areas with mature planted borders.

To the side of the property, a driveway providing off road parking, leads to a detached double garage with up and over doors, personal door to side and light and power connect. There is also gated access to the rear garden.

To the rear of the property, an enclosed garden, which is laid mainly to lawn, with paved patio seating areas, mature planted borders, outside tap and light.

Agents note:

The property benefits from upgraded double glazing to most of the home. The areas that have not been change are the patio door and window to the lounge and the windows to the kitchen. The reason is the owners had

Ground Floor

Entrance Hall
Double glazed window to front and door to front, radiator, laminate flooring, stairs to first floor, doors to:

Cloakroom
Fitted with a two piece suite comprising of vanity base unit with inset wash hand basin and WC, tiled splashbacks, extractor.

Lounge
5.05m (16'7") x 4.51m (14'9")
Double glazed sliding patio door to rear and window to side, radiators, laminate flooring, feature fireplace with inset gas fire.

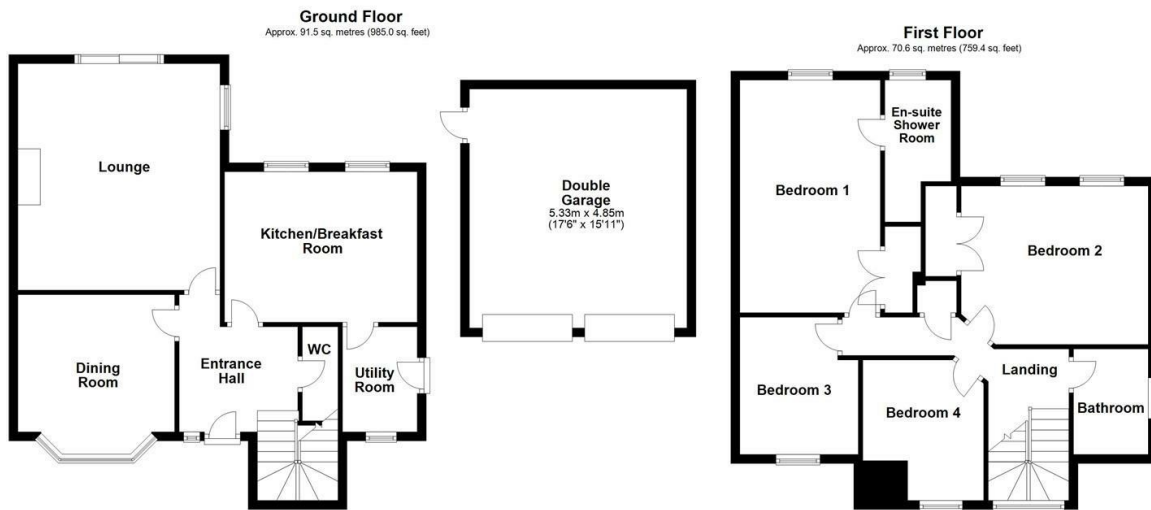
Dining Room
3.56m (11'8") max x 3.50m (11'6")
Double glazed bay window to front, radiator, laminate flooring.

Kitchen/Breakfast Room
4.30m (14'1") x 3.36m (11')
Double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer, under-unit lights, integrated fridge/freezer and dishwasher, space for range style cooker with extractor hood over, tiled splashbacks and flooring, heated towel rail, door to:

Utility Room
2.34m (7'8") x 1.67m (5'6")
Double glazed window to front and door to side, fitted with a matching range of base and eye level units with worktop space over, sink, plumbing for washing machine, space for tumble dryer, tiled splashbacks and flooring.

First Floor

Landing
Double glazed window to front, airing cupboard, access to



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NURSERY GARDENS

ST. IVES, PE27 3NL

PROPERTY SUMMARY

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