



21 Gore Tree Road

Hemingford Grey, PE28 9BP

elliswinters & co

Exclusive & New Homes

Welcome to

21 Gore Tree Road

Accommodation Summary

Ellis Winters Exclusive are delighted to offer this extended detached bungalow that can be found in a sought-after and desirable village location.

The property boasts a lounge with a feature bay window and views over fields, a dining room with views over the patio and rear garden, a kitchen/breakfast room with integrated appliances including a slimline dishwasher, fridge/freezer, a fitted water softener, a Neff double oven, a Neff induction hob, and a Neff extractor hood. There are three generous bedrooms, a dressing room/ former bedroom one, two refitted shower rooms with underfloor heating, a cloakroom, and a utility room. Outside there are enclosed front, and rear gardens, paved pathways, a paved patio seating area, a gravelled driveway, and a detached double garage with power and light connected.

Hemingford Grey is situated along the southern bank of the River Great Ouse in Cambridgeshire. The village boasts the oldest village rowing regatta, a multi-award-winning pub, a primary school, and excellent sports and social facilities. It also benefits from a very well-stocked local shop/post office.

The town of Huntingdon is 4 miles to the west and the popular market town of St Ives is even closer to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. London is an easy commute from Huntingdon station with frequent and modern trains to Kings Cross and St Pancras in under an hour.

Ground Floor

Entrance Hall

Cloakroom

Refitted Shower Room

Lounge

5.27m (17'3") x 3.87m (12'8")

Dining Room

3.89m (12'9") x 3.06m (10'1")

Kitchen/Breakfast Room

3.87m (12'8") x 3.20m (10'6") max

Utility Room

2.18m (7'2") x 1.96m (6'5")

Dressing Room/ Former Bedroom 1

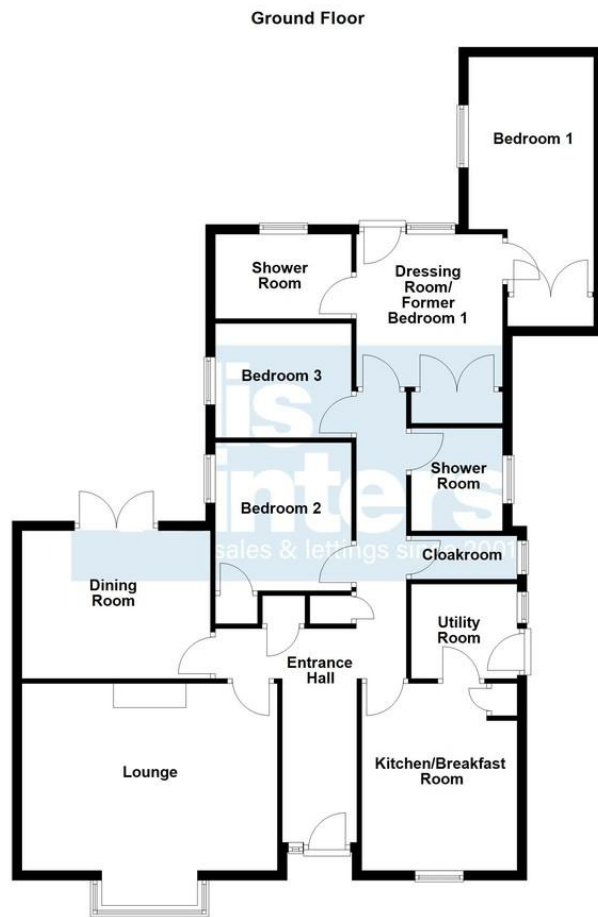
3.16m (10'4") x 3.02m (9'11")

Bedroom 1

4.87m (16') max x 2.58m (8'6")

Refitted Shower Room





Bedroom 2
3.07m (10'1") x 2.81m (9'3")

Bedroom 3
2.81m (9'3") x 2.36m (7'9")

Further Information
Tenure: Freehold
Council Tax Band: E
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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