



Ground Floor

Entrance Hall

Lounge  
6.19m (20'4") x 3.90m (12'10") max

Kitchen/Diner  
4.21m (13'10") x 3.70m (12'2")

Bedroom 1  
5.11m (16'9") max x 2.94m (9'8")

En-suite Shower Room

Bedroom 2  
4.61m (15'1") x 2.79m (9'2")

Bedroom 3  
4.19m (13'9") x 2.79m (9'2")

Bathroom

Outside

A block paved driveway provides off road parking for at least four cars. The driveway leads to the detached garage which measures 6.08m (19'11") x 3.04m (10') with an up and over door, power and lighting. Gated side access leads to the fully enclosed southerly facing corner plot garden with patio seating area.

Further Information  
Tenure: Freehold

Council Tax Band: TBC  
Predicted EPC Rating: B  
Management Company Charge: £320pa

Builder Incentives available for early reservations. Speak to a member of Ellis Winters team for more information.

A reservation fee is applicable to secure a property. Speak to a member of the Ellis Winters team for further information

Location

Somersham is a thriving village with plenty of amenities. The village is located approximately 6 miles from St Ives, 10 miles from Huntingdon and 20 miles from Cambridge. It is also well connected by train to London from either Huntingdon or Cambridge.

The village boasts two primary schools, two pubs, a doctors, dentist, library, coffee shop, take aways, florist, tesco express, garden centre, and post office. There are lots of clubs run at the village hall which adjoins a popular playground and the Somersham Local Nature Reserve is a lovely place for a walk around the lake.

Agents Note

All photos have been taken from on site, however, some photos do not correspond to the specific plot being marketed.

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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GUIDE PRICE

**£475,000**

**NEWLANDS WAY**  
SOMERSHAM, PE28 3EB

## PROPERTY SUMMARY

Ellis Winters are delighted to offer for sale The Woodlands, a rarely available BRAND NEW, detached bungalow situated on East Newlands in Somersham. Located on an exciting new development being built by AWARD WINNING builders Rose Homes, this spacious corner plot bungalow offers three double bedrooms, two bathrooms including a four piece suite family bathroom, a kitchen/diner and a sperate lounge with Bi-folding doors opening to garden. The property also benefits from a block paved driveway providing off road parking for at least four cars, a detached garage and a southerly facing corner plot garden with patio seating area.

Guide Price £475,000 to £500,000

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