



A modern semi detached home situated in a popular area of St Ives, south of the river with easy road access to the A14 and Cambridge. Accommodation includes three/four bedrooms, open plan kitchen/living space, utility room, cloakroom room, bathroom and en suite shower room to the master bedroom. The property also benefits from a garage with off road parking in front and an enclosed rear garden. Available from the beginning of December.

DEPOSIT £1600.

GROUND FLOOR

Front entrance door to:

ENTRANCE HALL

Radiator, stairs leading to first floor.

CLOAKROOM

Fitted with a two piece suite comprising, a pedestal wash hand basin and a low-level WC, double glazed window to front, extractor fan, tiled splash back, radiator, ceramic tiled flooring.

UTILITY ROOM

1.79m (5'11") x 1.78m (5'10") Fitted with a base unit with worktop space over, stainless steel sink with mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, double glazed window to front, radiator, ceramic tiled flooring, wall mounted gas boiler.

KITCHEN AREA/LIVING SPACE

6.70m (22') x 3.89m (12'9") Fitted with a matching range of base and eye level units with worktop space over and under-unit lighting, 1 1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric oven with grill, built-in four ring gas hob with extractor hood over, two radiators, under stairs storage cupboard, double doors opening to rear garden.

FIRST FLOOR

LANDING

Radiator, stairs leading to second floor.

SEPARATE LOUNGE/BEDROOM 4

3.89m (12'9") x 3.49m (11'5")max Two double glazed windows to front, two radiators.

BEDROOM 1

3.89m (12'9") x 2.83m (9'3") Double glazed window to rear, fitted double wardrobe, radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising, a double shower enclosure with shower over, a pedestal wash hand basin and a low-level WC, extractor fan, shaver point, tiled splash backs, radiator.

SECOND FLOOR

LANDING

BEDROOM 2

3.89m (12'9")max x 3.82m (12'6") Double glazed window to front, radiator, airing cupboard.

BEDROOM 3

3.07m (10'1") x 1.86m (6'1") Velux window to rear, radiator.

BATHROOM

Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, extractor fan, Velux window to rear, radiator.

OUTSIDE

The front of the property is planted with shrubs and bushes. Gated side access leads to the enclosed rear garden which is mainly laid to lawn and planted with a variety of flowers, shrubs and bushes. The rear garden also provides a patio seating area. To the rear of the property is a garage with an up and over door, power lighting and space in front to park a vehicle off the road.

DIRECTIONS

Traveling away from St Ives towards the A14 over the river bridge, continue over the roundabout and Dunnock Way can be found on the right hand side

Further Information

Length of tenancy: Minimum 6 month term

Council Tax Band: C

EPC Rating: C

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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PROPERTY SUMMARY

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