



Ground Floor

Entrance Hall

Cloakroom

Lounge
4.54m (14'11") x 4.03m (13'3")

Dining Room
3.19m (10'6") x 3.14m (10'4")

Conservatory
3.48m (11'5") x 2.17m (7'2")

Kitchen
3.18m (10'5") x 2.91m (9'7")

Utility Room
3.58m (11'9") x 2.39m (7'10")

First Floor

Landing

Bedroom 1
3.80m (12'6") x 2.63m (8'8")

Refitted En-suite Shower Room

Bedroom 2
3.59m (11'9") x 2.89m (9'6") max

Bedroom 3
3.10m (10'2") x 2.36m (7'9")

Bedroom 4
2.89m (9'6") x 2.31m (7'7")

Refitted Bathroom

Outside
The front garden is laid to lawn with borders planted with flowers, shrubs and bushes. A block paved driveway provides off road parking and leads to a garage with an up and over door, power, lighting and a wall mounted gas boiler. Gated side access leads to the fully enclosed rear garden which is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a patio seating area, a timber built play house, a timber built shed and outside power sockets.

AGENT NOTES
A brand new boiler was installed in May 2022. The property benefits from a new garage door that was fitted during 2024, the conservatory benefits from replacement windows and doors, and now has a solid roof. The kitchen and utility room have also been upgrade with newly fitted door and draw fronts. The photographs used are a mix of new and ones from our previous listing.

FURTHER INFORMATION
EPC Rating: D
Council Tax Band: E
Tenure: Freehold

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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OFFERS OVER

£450,000

ELSWORTH CLOSE

ST. IVES, PE27 5YB

PROPERTY SUMMARY

Situated in a popular residential area, south of St Audrey Lane in St Ives this detached home is a must view property. Accommodation includes four bedrooms all with built in wardrobes, two refitted bathrooms, two reception rooms, kitchen, a large utility room, cloakroom and conservatory. Outside the property benefits from a block paved driveway, garage and an enclosed rear garden with patio seating area. A viewing is highly recommended to fully appreciate this well positioned family home.

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