



Ground Floor

Entrance Hall

Cloakroom

Study
2.40m (7'10") x 2.17m (7'1")

Play Room
4.70m (15'5") x 3.55m (11'8")

Living Room
5.66m (18'7") x 3.90m (12'10")

Kitchen/Dining Room
8.30m (27'3") x 2.75m (9')

Utility Room
2.45m (8') x 1.50m (4'11")

First Floor

Landing

Bedroom 1
5.72m (18'9") max x 3.00m (9'10")

En-suite Shower Room

Bedroom 2
3.48m (11'5") x 2.40m (7'10")

Bedroom 3
3.35m (11') x 2.46m (8'1")

Bedroom 4
2.35m (7'9") x 2.19m (7'2")

Bathroom

Outside

The property benefits from an enclosed rear garden which includes a purpose built garden room/bar with bi-folding doors opening to a Pergola currently covering the Hot Tub. The garden room which is currently set up as a Bar benefits from power, lighting, and under floor heating. The rear garden is mainly laid to lawn and benefits from two patio seating areas, raised flower beds, a garden pond and a built in pizza oven. To the rear of the garden is a block paved driveway which leads to a detached garage with power, lighting and an electric roller door. The garage also benefits from a pedestrian door which leads into the rear garden

Garage
5.46m (17'11") x 2.60m (8'6")

Bar
2.75m (9') x 2.75m (9')

Further Information
Tenure: Freehold
Council Tax Band: E
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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk

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HAMMOND WAY
SOMERSHAM, PE28 3YE

PROPERTY SUMMARY

An extended and much improved detached family home situated in a popular residential area of Somersham. The extended accommodation measures in excess of 1500 SQ-FT and includes four bedrooms, two bathrooms, three reception rooms, a modern kitchen/diner, a matching utility room and a cloakroom. Outside the property benefits from a block paved driveway, a detached garage and an enclosed rear garden which benefits from a purpose built bar/hot tub outbuilding and pergola perfect for outside entertaining. A viewing is essential to fully appreciate this brilliant family home.

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