



Ground Floor

Entrance Hall

Cloakroom

Lounge

5.21m (17'1") x 3.12m (10'3")

Kitchen/Dining Room

5.20m (17'1") x 3.03m (9'11")

Utility Room

1.79m (5'11") x 1.70m (5'7")

First Floor

Landing

Bedroom 1

3.13m (10'3") x 3.11m (10'2")

En-suite Shower Room

Bedroom 2

3.25m (10'8") x 3.02m (9'11")

Bathroom

Second Floor

Landing

Bedroom 3

3.41m (11'2") x 3.16m (10'4")

Bedroom 4

3.41m (11'2") x 3.09m (10'2")

Outside

The property provides a good sized front garden. A driveway provides ample off road parking and leads to a garage which has been split into two separate stores. Side access leads to the enclosed westerly facing rear garden which is mainly laid to lawn and benefits from a patio seating area.

Garage Store

2.51m (8'3") x 2.30m (7'7")

Up and over door to front

Store

3.31m (10'10") x 2.51m (8'3")

Pedestrian door to rear.

Further Information

Tenure: Freehold

EPC Rating: C

Council Tax: D

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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£385,000

**FARRIERS WAY**

WARBOYS, PE28 2LW

## PROPERTY SUMMARY

A modern detached family home with accommodation set over three floors situated in the well serviced village of Warboys which not only boast lots of amenities but great road access to both Huntingdon, St Ives and Ramsey. The property offers four double bedrooms, two bathrooms, lounge, kitchen/diner, utility room, and cloakroom. Outside the property boasts an westerly facing rear garden and ample off road parking provided by a driveway which leads to a garage that is currently been split into two separate store areas.

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