



An impressive and versatile Lumley-built home, positioned at the bottom of a cul de sac, within a popular village location. This superb property has been extended, creating well-proportioned rooms and updated throughout making this a fantastic family home.

Kitchen/Breakfast Room
3.64m (11'11") x 3.63m (11'11")

Office
3.78m (12'5") x 2.45m (8'1")

The accommodation, in brief, comprises an entrance hall, a shower room, bedroom four/family room, a generous utility room with a large pantry and spaces for appliances, a lounge with a feature fireplace, a refitted kitchen/breakfast room with a vaulted ceiling, central island, granite worktops, and the inclusion of a Rangemaster cooker and American style fridge/freezer, a dining room again with a vaulted ceiling, and an office on the ground floor. There are three good-sized bedrooms, the principal bedroom features a generous en-suite shower room, and a family bathroom. The principal bedroom and bedroom two, both have fitted wardrobes.

First Floor

Landing

Bedroom 1
3.79m (12'5") x 3.72m (12'2")

En-suite Shower Room

Bedroom 2
3.94m (12'11") x 2.85m (9'4")

Bedroom 3
2.80m (9'2") x 1.95m (6'5")

Bathroom

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: D

Outside, to the front of the property, a generous gravelled and paved driveway provides off-road parking for several vehicles and leads to a single garage that has an up-and-over-door, power, and light connected and a personal door to the office. The driveway is partially enclosed by hedgerows and fencing, there is a flower bed border and access to a hard stand ideal for storage, and there is a gate to the side.

To the rear of the property, a south-facing garden, that is split level in its design, with a paved patio seating area, a raised timber decked seating area, paved pathways, two generous sheds, a garden that is laid to lawn with raised planters, two pergolas, an outside tap and lighting.

Ground Floor

Entrance Hall

Shower Room

Bedroom 4/Family Room
3.76m (12'4") x 3.21m (10'6")

Utility Room
5.53m (18'2") x 2.73m (9')

Lounge
4.42m (14'6") x 3.76m (12'4")

Dining Room
3.87m (12'8") x 2.85m (9'4")

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

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



ellis winters
sales & lettings since 2001

£465,000

THE FAIRWAY
BLUNTISHAM, PE28 3LF

PROPERTY SUMMARY

A superb, immaculately-presented, Lumley-built home, in a cul de sac location and within a popular village location. This extended detached home offers versatile accommodation throughout, and benefits from a refitted kitchen/breakfast room, three reception rooms, four good-sized bedrooms, an en-suite shower room, a family bathroom, and a ground-floor shower room. Further features are a generous driveway, a garage, and a private and enclosed south-facing rear garden. A viewing is highly recommended.

4



3



3

