



# 1 Norman Court

Hemingford Grey, Cambs. PE29 2PE

elliswinters & co

Exclusive & New Homes

# Welcome to

## 1 Norman Court

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### Accommodation Summary

Ellis Winters Exclusive are delighted to offer for sale this superb four bedroom home located in a private development in the sought after riverside village of Hemingford Grey. In brief this extended and improved property measures 1608 sq-ft and includes a sitting room, open plan kitchen/dining/family room with vaulted ceiling and Velux roof lights, cloakroom and utility room. The first floor comprises bedroom one with en suite and double doors opening to a large southerly facing balcony, three further good size bedrooms and a modern family bathroom.

The property has been comprehensively extended and improved by the current owner and benefits from a new boiler and fitted kitchen with integrated appliances. Further features include a southerly facing balcony leading from bedroom one, carport, brick built garden room and home office with living roof.

To the front the property offers a good sized driveway offering plenty of parking with carport and garage. The rear garden is fully enclosed with patio, artificial lawn and raised border. To the rear of the garden is a brick built garden room with living roof and covered storage areas to either side. Currently divided into two rooms – a home office and garden room, this additional space will be ideal for families and those who work from home and require additional space.

### Ground Floor

#### Entrance Hall

#### Cloakroom

#### Sitting Room

4.82m (15'10") x 3.55m (11'8")

#### Kitchen

4.35m (14'3") x 3.09m (10'2")

#### Family/Dining Room

5.16m (16'11") x 3.74m (12'3")

#### Utility Room

2.68m (8'10") x 1.55m (5'1")

### First Floor

#### Landing

#### Bedroom 1

3.91m (12'10") x 3.33m (10'11")

#### En-suite Shower Room

#### Balcony

5.16m (16'11") x 3.32m (10'11")

#### Bedroom 2

3.20m (10'6") x 3.14m (10'3")

#### Bedroom 3

2.90m (9'6") max x 2.61m (8'7")

#### Bedroom 4

3.58m (11'9") x 2.23m (7'4")

#### Bathroom



## Outside

### Home Office

3.06m (10') x 2.66m (8'9")

### Garden Room

3.07m (10'1") x 2.66m (8'9")

### Garage

5.06m (16'7") x 2.80m (9'2")

### Further Information

Tenure: Freehold

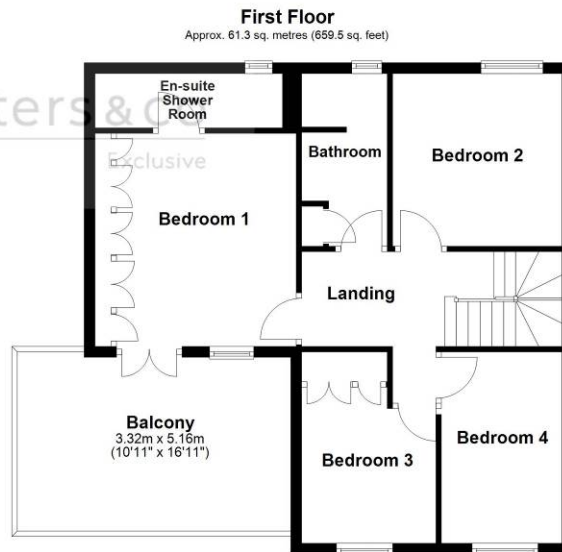
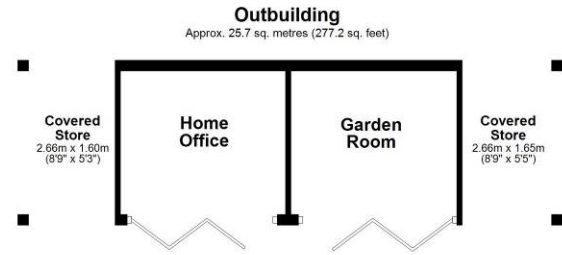
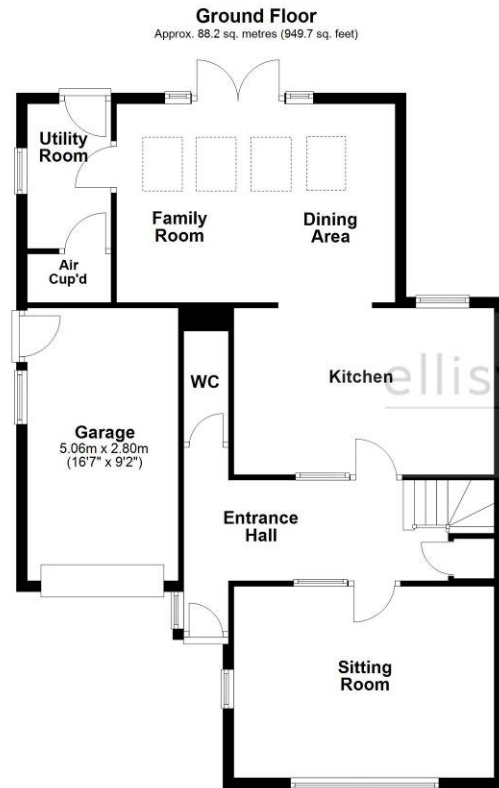
EPC Rating: C

Council Tax Band: D

The property has a small annual fee of £200 payable to the Norman Court Residence Association. This contributes to maintenance of communal areas, including a communal garden, road, trees and public liability insurance. Speak to a member of the St Ives team for more information.

### Agents Note

1. Norman Court benefits from visitor parking spaces.
2. The property is owned by an employee of Ellis Winters



Total area: approx. 175.3 sq. metres (1886.4 sq. feet)



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

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