



Ground Floor

Entrance Hall

WC

Lounge  
4.89m (16') x 3.08m (10'1")

Kitchen/Dining Room  
5.66m (18'7") x 4.27m (14')

Utility Cupboard

First Floor

Landing

Bedroom 1  
3.80m (12'6") max x 2.80m (9'2")

En-suite Shower Room

Bedroom 2  
3.56m (11'8") x 2.80m (9'2")

Bedroom 3  
2.74m (9') x 2.07m (6'10")

Bedroom 4  
2.74m (9') x 2.16m (7'1")

Bathroom

Outside

To the front of the property, the garden

is laid to lawn with mature flower bed borders. There is a tandem-length driveway for up to three vehicles that leads to a detached generous single garage, that has an up-and-over door, with power, and light connected. To the rear of the property, is an enclosed, south-facing garden, that is laid mainly to lawn, with a paved pathway, mature flower bed borders, and a gate to the side.

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

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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**SAXON WAY**  
WARBOYS, PE28 2WJ

## PROPERTY SUMMARY

A modern detached home, constructed in 2020 by David Wilson Homes. This superb home features a generous kitchen/dining room with integrated appliances, four bedrooms, an en-suite shower room, and a family bathroom. There is a tandem length driveway for up to three vehicles, and a generous detached single garage. The property is located a short distance from the village amenities, and is within walking distance to open spaces, and a playing park. Offered with no onward chain.

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