



**Ground Floor**

Entrance Hall

Lounge/Diner  
7.89m (25'11") max x 3.64m (11'11") max

Refitted Kitchen  
3.78m (12'5") max x 2.10m (6'11")

Bathroom.

First Floor

Landing.

Bedroom 1  
4.09m (13'5") x 2.62m (8'7")

Bedroom 2  
2.96m (9'8") x 2.62m (8'7")

Bedroom 3  
3.21m (10'6") max x 1.95m (6'5")

Shower Room

Outside

A driveway to the front provides ample off-road parking for several vehicles. Double gates to the side provide access to the garage which measures 6.44m (21'1") x 2.79m (9'1") and has double doors to the front, a window to the rear, power, and lighting. Gated side

access leads to the beautifully presented and landscaped rear garden which is mainly laid to lawn with planted raised flower beds, gravelled borders, two patio seating areas, slated pathways, two garden ponds with water features, pergola, outside tap, light, and external power supply.

**Further Information:**

Tenure: Freehold  
Council Tax Band: C  
Agents Note: The property benefits from a new boiler, fitted in 2023. There is also previous planning permission for a further single-story side extension, and the plans can be viewed on the HDC planning portal with the following reference: 21/02158/HHFUL

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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**£325,000**  
**DITCHFIELD**  
SOMERSHAM, PE28 3HU



## PROPERTY SUMMARY

This well-presented, extended, detached family home is position in a cul de sac location, and offers further potential to extend (STP). The property features a refitted kitchen with integrated slimline dishwasher, oven, hob, and extractor hood, a generous lounge/dining room, a modern ground-floor bathroom, three bedrooms and an upgraded shower room. Outside, the property occupies a corner plot, and features landscaped gardening, feature ponds, a generous driveway, and a detached garage.

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