



#### Ground Floor

Entrance Hall

Cloakroom

Lounge

5.96m (19'7") x 3.30m (10'10")  
With a fitted Stovax wood burner

Dining Room

3.11m (10'2") x 3.01m (9'11")

Kitchen/Breakfast Room

4.44m (14'7") x 3.47m (11'5")

Utility Room

2.09m (6'10") x 1.95m (6'5")

First Floor

Landing

Bedroom 1

3.66m (12') x 3.41m (11'2") max

En-suite Shower Room

Bedroom 2  
3.34m (10'11") x 2.88m (9'5")

Bedroom 3

3.34m (10'11") x 2.35m (7'9")

Bedroom 4

2.49m (8'2") x 2.35m (7'8")

#### Bathroom

Outside

To the front of the property, an open-plan garden with mature shrubs, and a gate to the side. There is a driveway providing off-road parking for several vehicles and leads to a double garage. The double garage has power and light connected, two up-and-over doors, a personal door to the side, and a window to the rear.

To the rear of the property, is a private and enclosed south-facing, landscaped garden. The garden has an oriental style with a decorative water feature, barked and stone borders and pathways, paved patio seating and pathways, decorative rockeries, and mature trees and shrubs.

Further Information

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC

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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GUIDE PRICE

**£425,000**

**SPRIGGS CLOSE**

SAWTRY, PE28 5FF

## PROPERTY SUMMARY

**\*\*GUIDE PRICE £425,000 - £450,000\*\***

A well-presented and well-proportioned, detached family home, positioned within a private road, and a popular village location. This superb home is well-located to main road links, and is short distances from the village schools and amenities. The property features two reception rooms, a kitchen/breakfast room with an integrated fridge/freezer, dishwasher, electric double oven, and gas hob. There is also a utility room and cloakroom. There are four bedrooms, a refitted en-suite shower room, and a family bathroom.

Outside, to the front is an open-plan garden with mature shrubs, and a gate to side. There is a block paved driveway for 2-3 vehicles which leads to a double garage that has power, and light connected.

To the rear, is a private and enclosed, south-facing, landscaped garden, with an oriental style. There are paved pathways, a patio seating area, feature rockeries, barked and stoned areas, and a water feature.

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