



**Ground Floor**

Entrance Hall

Cloakroom

Kitchen/Breakfast Room  
4.63m (15'2") x 4.11m (13'6")

Utility Room  
2.41m (7'11") x 2.41m (7'11")

Lounge  
6.37m (20'11") x 3.86m (12'8") max

Dining Room  
3.10m (10'2") x 3.04m (10')

Conservatory  
3.93m (12'11") x 3.28m (10'9")

**First Floor**

Landing

Bedroom 1  
5.17m (17') x 2.97m (9'9")

Bedroom 2  
3.88m (12'9") max x 3.34m (10'11")

Bedroom 3  
3.75m (12'4") x 3.34m (10'11")

Bedroom 4  
2.96m (9'9") x 2.67m (8'9")

**Refitted Shower Room**

Jack and Jill Bathroom  
3.22m (10'7") x 2.56m (8'5")

**Further Information**

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

Agents Note: The vendor confirms the boiler was installed in September 2019, and was last serviced in November 2023, and it has a 10-year warranty with service agreement. The property has a solar (tubes) water heating system for the hot water supply.

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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**£600,000**

**WARE LANE**  
WYTON, PE28 2AJ

## PROPERTY SUMMARY

Ellis Winters are delighted to offer this extended, and well-presented, detached family home, within a prime village location. This superb property benefits from a non-estate position, and is a short distance from the village amenities, the Houghton Mill Nation Trust site, and the Thicket path leading into St Ives town centre.

The property features well-proportioned rooms, two garages, and measures approx. 1,980 SQFT (stp). The accommodation, in brief, comprises of an entrance hallway with parquet flooring, a cloakroom, a generous lounge, a dining room (opening to the lounge), a conservatory, a kitchen/breakfast room, and a utility room. There are four good-size bedrooms, a refitted shower room, and a modern Jack n Jill bathroom.

Outside, to the front of the property is a driveway providing off-road parking for numerous vehicles, that leads to the two garages. Both garages have up-and-over doors, power and lights connected, and one has a personal door to the side. The front garden is well-maintained with mature, well-stocked flower bed borders and hedgerow enclosed, and with a gate to the side. To the rear of the property, is an enclosed westerly-facing garden, that is laid mainly to lawn, with a paved patio seating area and a feature pergola. There are well-maintained, and well-stocked flower bed borders, a mature fruit tree, and two green houses.

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