



10 Mahaddie Way

Warboys, PE28 2WE

elliswinters & co

Exclusive & New Homes

Welcome to

10 Mahaddie Way

Accommodation Summary

An impressive executive detached home in a popular village location. "The Glidewell" is an impressive design, boasting five generous bedrooms, two en-suite facilities, a four piece family bathroom, three reception rooms, a superb kitchen/dining room, driveway for up to four vehicles, a detached double garage and an enclosed rear garden. The current owners have undergone upgrades to the property, making this a truly stunning home. Viewing comes highly recommended.

Upgrades carried out by vendor include Boen Andante Select Engineered Oak throughout, Verona Valstein Porcelain tiles and Sottini sanitaryware in the bathroom, en-suites and downstairs cloakroom, Grigio De Lusso quartz worktops in kitchen and utility, Blanco sinks and taps in the kitchen and utility, Symphony units in the kitchen and utility, fitted AEG double hob and extractor, double oven, dishwasher, and fridge-freezer.

Entrance Hall

A spacious area with stairs to first floor, wood flooring, radiator, two built in storage cupboards, doors to:

Cloakroom

Fitted with a two piece suite comprising of a pedestal wash hand basin and WC, tiled splashbacks, tiled flooring, radiator, extractor.

Lounge

Double glazed windows and French doors to rear, wood flooring, two radiators, door to:

Kitchen/Dining Room

Double glazed windows and French doors to rear, fitted with a matching range of base and eye level units with Quartz worktop space over, integrated 1 1/2 bowl sink unit with single drainer,

under-unit lights, integrated fridge/freezer and dishwasher, fitted eye level electric double oven, built-in electric induction hob with extractor hood over, breakfast bar, wood flooring, built in storage cupboard, door to:

Utility Room

2.66m (8'9") x 1.60m (5'3")
Double glazed door to side, fitted with a matching range of base and eye level units with Quartz worktop space over, integrated sink unit with single drainer, integrated washing machine, space for tumble dryer, radiator, extractor, cupboard housing boiler.

Dining Room

3.92m (12'10") x 2.88m (9'6")
Double glazed windows to front, radiator, wood flooring.

Study

3.71m (12'2") x 3.00m (9'10")
Double glazed windows to front, radiator, wood flooring.

First Floor Galleried Landing

A generous area with a double glazed window to front, airing cupboard, access to loft space, radiator, wood flooring, doors to:

Bedroom 1

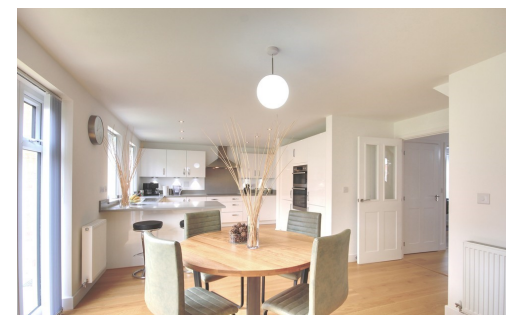
3.89m (12'9") x 3.50m (11'6")
Double glazed windows to rear, wood flooring, radiator, opening to:

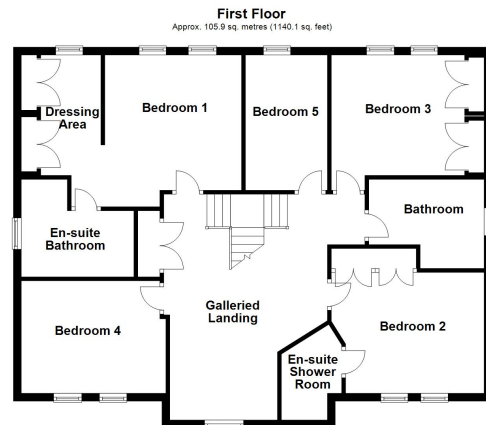
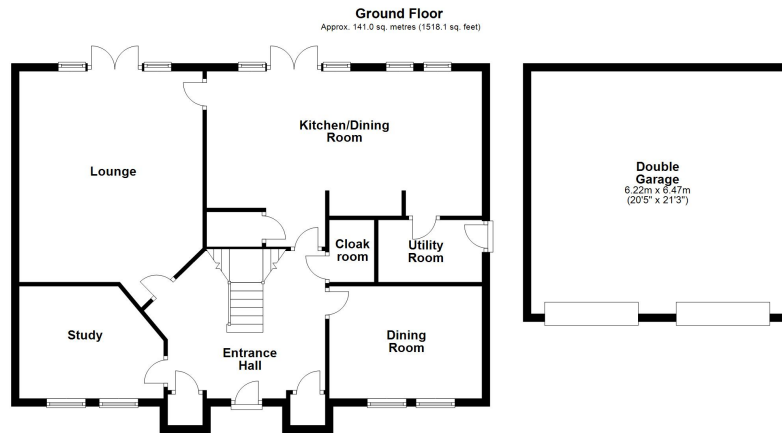
Dressing Area

3.89m (12'9") x 2.04m (6'8")
Double glazed window to rear, range of fitted wardrobes, wood flooring radiator, door to:

En-suite Bathroom

Double glazed window to side, fitted with a four piece suite comprising panelled bath, two pedestal wash hand basin, double shower cubicle and WC, tiled splashbacks and flooring, heated towel rail, extractor.





Total area: approx. 247.0 sq. metres (2658.3 sq. feet)

Bedroom 2 3.92m (12'10") max x 3.70m (12'2")
Double glazed windows to front, wood flooring, range of fitted wardrobes, radiator, door to:

En-suite Shower Room

Fitted with a three piece suite comprising double shower cubicle, pedestal wash hand basin and WC, tiled splashbacks and flooring, heated towel rail, extractor.

Bedroom 3 4.01m (13'2") x 3.47m (11'5")

Double glazed windows to rear, wood flooring, range of fitted wardrobes, radiator.

Bedroom 4 3.86m (12'8") max x 2.88m (9'6")

Double glazed windows to front, radiator, wood flooring.

Bedroom 5 3.47m (11'5") x 2.08m (6'10")

Double glazed window to rear, radiator, wood flooring.

Bathroom

Double glazed window to side, fitted with a four piece suite comprising panelled bath, pedestal wash hand basin, double shower cubicle and WC, tiled splashbacks and flooring, heated towel rail, extractor.

Outside

To the front of the property are well stocked barked borders. A driveway providing off road parking for numerous vehicles leads to the detached double garage which has twin up and over doors, power and light connected and eaves storages. Gated access to side. To the rear is an enclosed garden laid mainly to lawn with planted borders, paved patio seating, and outside tap.

Further information:

Tenure: Freehold

Estate charge: Approx. £64.04 paid twice a year. Review period every 6 months.

Council Tax Band: F

EPC Rating: B





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.

elliswinters & co
Exclusive & New Homes

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

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