



**Ground Floor**

Entrance Hall

Cloakroom

Study/ Family Room 2.83m (9'3") x 2.16m (7'1")

Lounge  
5.15m (16'11") x 3.65m (12')

Kitchen/Breakfast Room  
6.53m (21'5") x 5.73m (18'9")

Dining Room  
3.59m (11'9") x 2.56m (8'5")

Utility Room  
2.23m (7'4") x 1.59m (5'2")

**First Floor**

Landing

Bedroom 1  
5.15m (16'11") x 3.62m (11'10")

Dressing Area  
3.11m (10'2") x 1.58m (5'2")

**En-suite Bathroom**

Bedroom 2  
3.70m (12'2") x 3.24m (10'8")

**En-suite Shower Room**

Bedroom 3  
3.52m (11'6") x 3.21m (10'6") max

Bedroom 4  
3.35m (11') x 2.94m (9'8")

**Bathroom**

**Further Information**

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: B  
Estate Management Charge: Approx. £130 per annum  
Agents Note: The vendor confirms that the gazebo in the garden is not part of the sale of the property

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



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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



**£490,000**

**MAHADDIE WAY**  
WARBOYS, PE28 2WE



## PROPERTY SUMMARY

"The Winstone" is an executive detached family home, which offers versatility and space throughout. Constructed in 2019 by David Wilson Homes, the property features and benefits from integrated appliances within the kitchen/breakfast room and utility room, and has had recent updates including decoration and tiling throughout.

The accommodation in brief, comprises of an entrance hall, a cloakroom, a study/family room, a dining room, a lounge, a kitchen/breakfast room, and a utility room. There are four double bedrooms, a dressing area to bedroom one, two en-suites, and a family bathroom. The en-suite to bedroom one and the family bathroom are both four-piece suites.

Outside, to the side is a generous driveway providing off-road parking for up to four vehicles, this leads to the detached double garage, that has two up-and-over doors, with power and light connected.

To the rear is an enclosed garden, with a paved patio seating area, and is laid mainly to lawn.

4



3



3

