



Ellis Winters Exclusive are delighted to offer Sunnyside, a substantial Victorian home situated in a prime non estate High Street location in the centre of the well serviced village of Warboys.

The extended accommodation measures in excess of 2400 SQ-FT and comprises, four double bedrooms perfect for a growing family or those in need of extra space, three bathrooms including two en suites ensuring convenience and comfort for all residents, and four spacious reception rooms providing ample room for entertaining guests or simply relaxing with loved ones.

The remainder of accommodation includes an impressive entrance hall with stairs leading to a large landing, a kitchen/breakfast room with Pantry, a large utility room and downstairs cloakroom.

Outside the property benefits from a good sized rear garden and ample off road parking located to the rear of the property.

The High Street address means you'll have easy access to local amenities, shops, and schools, making it an ideal place to call home. Warboys is a well connected village with great road links to the market towns of Ramsey, St Ives and Huntingdon. Huntingdon train station provides modern and frequent trains to London St Pancras in under an hour.

Don't miss out on the opportunity to own this spacious and individual detached house in Warboys which is full of character and charm. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Ground Floor

Entrance Hall

Cloakroom

Sitting Room  
4.58m (15') x 4.40m (14'5")

Office  
4.13m (13'7") x 4.06m (13'4")

Dining Room  
4.50m (14'9") x 3.49m (11'5")

Kitchen/Breakfast Room  
5.12m (16'10") x 4.12m (13'6") max

Pantry  
1.38m (4'6") x 0.97m (3'2")

Utility Room  
3.99m (13'1") x 2.72m (8'11")

Garden Room  
4.00m (13'1") x 3.95m (13')

First Floor

Landing

Bedroom 1  
4.59m (15'1") x 3.62m (11'10")

En-suite Shower Room

Bedroom 2  
4.50m (14'9") x 4.06m (13'4")

En-suite Bathroom

Bedroom 3  
4.15m (13'7") max x 3.54m (11'7")

Bedroom 4  
3.30m (10'10") x 2.59m (8'6")

Bathroom

Further Information  
Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F

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

elliswinters & co

Exclusive

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GUIDE PRICE

£700,000

HIGH STREET

WARBOYS, PE28 2TB

## PROPERTY SUMMARY

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