



Ground Floor

Entrance Hall

Cloakroom

Lounge
4.72m (15'6") max x 3.71m (12'2")

Dining Area/Family Room
5.83m (19'1") x 2.95m (9'8")

Conservatory
3.00m (9'10") x 2.86m (9'5")

Kitchen Area
4.50m (14'9") x 2.71m (8'11")

Utility Room
2.61m (8'7") x 1.89m (6'2")

First Floor

Landing

Bedroom 1
4.80m (15'9") x 3.20m (10'6")

En-suite Shower Room

Bedroom 2
3.79m (12'5") x 2.78m (9'1")

Bedroom 3
3.46m (11'4") x 2.92m (9'7")

Bedroom 4
2.99m (9'10") x 2.50m (8'2") max

Bathroom

Outside
A block paved driveway to the front of the property offers ample off road parking for several vehicles. The driveway leads to a garage with an up and over door, power and lighting. Gated side access leads to a fully enclosed rear garden which is mainly laid to lawn with two patio seating areas and a garden pond.

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

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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WOODSIDE WAY

ST. IVES, PE27 3JQ

PROPERTY SUMMARY

Welcome to this modern detached house located on Woodside Way in a sought-after residential area of St. Ives. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

One of the highlights of this property is the ground floor extension, providing an open plan kitchen/dining/family area ideal for a growing family. Further accommodation includes a utility room, cloakroom and a conservatory.

Don't miss out on the opportunity to make this house your home. With its ideal location, extended accommodation, ample off road parking, and garage, this property is perfect for those looking for a comfortable and spacious family home in St. Ives.

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