



Ground Floor

Entrance Hall

Cloakroom

Lounge
6.67m (21'11") x 3.67m (12'1")

Kitchen/Dining Room
6.67m (21'11") x 4.07m (13'4") max

Garden Room
3.25m (10'8") x 2.93m (9'7")

First Floor

Landing

Bedroom 1
3.84m (12'7") x 3.80m (12'6")

Bedroom 2
3.84m (12'7") x 3.07m (10'1")

Bedroom 3
3.07m (10'1") x 2.79m (9'2")

Bedroom 4
3.01m (9'11") x 2.73m (8'11")

Family Bathroom

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC

Agents Note: The property benefits for an existing approved planning permission for a first floor extension to add an en-suite, the planning reference is: 22/01178/HHFUL, there is also lapsed approved planning for a rear ground-floor extension that is also available to view under the reference: 16/02193/HHFUL. Both applications can be viewed using the Huntingdonshire District Council planning portal

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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ASKING PRICE

£499,950

BELDAMS

NEEDINGWORTH, PE27 4TY

PROPERTY SUMMARY

An immaculately presented, detached family home, in a sought-after location, and a cul de sac position. This superb home features a generous lounge with a feature fireplace and wood burning stove, a cloakroom, a beautiful refitted kitchen/dining with integrated appliances including a double oven, induction hob and a dishwasher, and a garden room. There are four well-presented bedrooms, and a refitted four-piece family bathroom.

Outside, to the front of the property, there is a generous driveway providing off-road parking for several vehicles. This leads to a single garage which has power and light connected, a window and door to rear and houses the boiler. The front garden is laid to lawn with mature flower beds and tree. There is gated access to the side.

To the rear of the property is a generous, south facing garden, laid mainly to lawn with mature tree, shrubs and flower bed borders, and a generous paved patio seating area.

4



1



2

