



Ground Floor	Bedroom 4 2.59m (8'6") x 2.03m (6'8")
Entrance Hall	Bathroom
Cloakroom	Further Information
Study 2.36m (7'9") x 2.24m (7'4")	Tenure: Freehold
Lounge 5.92m (19'5") x 3.45m (11'4")	Council Tax Band: E
Dining Room 5.33m (17'6") x 3.11m (10'2")	EPC Rating: C
Kitchen 3.90m (12'9") x 2.51m (8'3")	
Utility Room 2.56m (8'5") x 1.47m (4'10")	
First Floor	
Landing	
Bedroom 1 3.75m (12'4") x 3.30m (10'10")	
En-suite Shower Room	
Bedroom 2 3.53m (11'7") x 3.51m (11'6")	
Bedroom 3 3.53m (11'7") x 2.37m (7'9")	

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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**£525,000**  
**SHEEPFOLD**  
ST. IVES, PE27 5FY



PROPERTY SUMMARY

A well-presented, detached family home, in a sought-after cul de sac location. This superb home was first purchased by the current owners in the late 80's and has been well-kept and maintained throughout. The property features three reception rooms, a kitchen, a utility room and a cloakroom. There are four bedrooms, an en-suite shower room and a family bathroom. Outside, to the front there is an open plan garden which is laid to lawn, with a mature tree and planted border. There is a paved driveway, providing off-road parking for two vehicles, this leads to the two garages, both of which have power and light connected. To the rear of the property, is a private and enclosed, south-facing garden that is laid mainly to lawn, with a paved pathway and a paved patio seating area, there is a feature pond, a well-stocked raised planter, a feature pergola, and gated access to the side.

4



2



3

