



Ground Floor	3.22m (10'7") max x 2.18m (7'2")
Entrance Hall	Refitted Four-Piece Bathroom
Lounge 6.92m (22'8") x 5.31m (17'5")	Outside The front of the property is brick wall and fence enclose. There is a large block paved driveway with wrought iron gates that leads to a further block paved driveway which in turn leads to a detached generous garage with electric door, power and light connected, a door and window to side. The attached gym/workshop also has power and light connected and a window to the rear. There is gated access to the side.
Dining Room 5.89m (19'4") x 3.50m (11'6")	To the rear of the property is a generous split-level garden that offers large paved patio seating areas, a garden that is laid mainly to lawn with mature, well-stocked borders and flower beds. There is a timber constructed log store, garden shed and a summer house. The property also benefits from an EV charging point, external lighting, and external power supply.
Refitted Kitchen/Breakfast Room 5.36m (17'7") x 4.12m (13'6")	
Inner Hallway	
Cloakroom	
Family Room 3.88m (12'9") x 3.03m (9'11")	
First Floor	
Landing	
Bedroom 1 3.86m (12'8") x 3.17m (10'5")	
Refitted En-suite Shower Room	
Bedroom 2 3.80m (12'6") x 3.52m (11'7")	Further Information Tenure: Freehold Council Tax Band: E EPC Rating: D
Bedroom 3 3.75m (12'4") x 3.52m (11'7")	
Bedroom 4	

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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OFFERS OVER

£650,000

OVERCOTE LANE
NEEDINGWORTH, PE27 4TU

PROPERTY SUMMARY

****OFFERS CONSIDERED BETWEEN £650,000 - £675,000****

Ellis Winters Exclusive is delighted to offer this extensively renovated, detached family home in a sought-after village location. This property is brilliantly located being a short distance from local amenities, schooling, public transport links, the village hall and playing field.

Upon entering the property via the entrance hall, the property flows in three directions. To the left is a generous lounge that boasts front, side and rear aspects, and an imposing wood burning stove, which is a lovely feature in this room. To the right is a large formal dining room. Straight on, leads into a superbly refitted kitchen/breakfast room which was designed and fitted by Nicholas Hythe, and includes Quartz work surfaces, a Quooker hot tap, integrated Neff appliances, a space for an American Style fridge/freezer, and a matching breakfast bar. The inner hallway is accessed from both the kitchen/breakfast room and dining room, this area provides access to the family room, cloakroom and stairs that lead to the first floor.

On the first floor, there are four good-sized bedrooms. Bedroom one features a refitted en-suite shower room, bedrooms two and three have fitted wardrobes, and there is a newly fitted four-piece bathroom featuring a roll top bath.

Further renovations to the property include new windows and doors throughout, a new boiler, redecoration and flooring, and various electric blinds.

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