



**Ground Floor**

Porch

Entrance Hall

Bedroom 3  
4.67m (15'4") x 2.93m (9'7")

Shower Room

Refitted Kitchen/Breakfast Room  
5.05m (16'7") x 4.67m (15'4")

Lounge/Dining Room  
8.63m (28'4") x 4.66m (15'3")

Garden Room  
8.31m (27'3") x 2.93m (9'7")

Utility Room  
5.32m (17'5") x 3.34m (10'11")

Boot Room

First Floor

Galleried Landing

Bedroom 1  
4.70m (15'5") x 4.67m (15'4")

En-suite Shower Room

Bedroom 2  
4.67m (15'4") x 3.05m (10')

**Bathroom**

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Heating Type: Oil Fired Central Heating

Solar Panels: The solar panels are fitted with inverters, and supply electricity and heat the water

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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**£625,000**  
**FENTON ROAD**  
WARBOYS, PE28 2SN



## PROPERTY SUMMARY

Welcome to Primrose Cottage. This individual home is nestled in the middle of a handsome, 0.3 acre plot (STS), in a non-estate location, and on the edge of a well-serviced village. The versatile accommodation on offer measures approx. 2,444 SQFT including the double garage, and with the sweeping in-and-out driveway, there is off-parking for numerous vehicles.

This home boasts, and features, a generous lounge/dining room with a modern wood burning stove, a refitted kitchen/breakfast room, a utility room and internal boot room, and a garden room which offers views over the rear garden and sprawling countryside. There are three double bedrooms all with fitted wardrobes and one on the ground-floor. There is a ground-floor shower room, an en-suite shower room, and a family bathroom to the first-floor.

Outside, the handsome plot is well-maintained with the current owners being keen gardeners. There is a wealth and variety of mature trees, fruit trees, shrubs, flower beds and borders, and vegetable gardens. There driveway leads to the double garage, which has twin electric roller doors, power and light connected, and an internal EV charging point.

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