



Ground Floor

Entrance Hall

Cloakroom

Study
2.84m (9'4") x 2.67m (8'9")

Lounge
7.03m (23'1") x 3.65m (12')

Dining Room
3.65m (12') x 3.03m (9'11")

Kitchen/Breakfast Room
4.74m (15'7") x 2.91m (9'6")

Utility Room
2.41m (7'11") x 1.89m (6'2")

First Floor

Landing

Bedroom 1
4.56m (14'11") x 3.02m (9'11")

En-suite Shower Room

Bedroom 2
3.97m (13') x 2.78m (9'2")

Bedroom 3
3.32m (10'11") x 2.75m (9')

Bedroom 4
2.78m (9'2") x 2.70m (8'10")

Bathroom

Outside

To the front of the property, there is an extensive driveway for four/five vehicles, that leads to a detached double garage that has power and light connected and a window to the side. The front garden is laid mainly to gravel and features a flower bed border. There is gated access to the side. To the rear of the property, a well-maintained private garden, that is fully enclosed and is laid mainly to lawn with established flower bed borders, a paved patio seating area, paved and gravel pathways, two garden sheds. There is gated access through to a further parcel of garden that is laid to lawn.

Further Information

Tenure: Freehold
Council Tax Band: F
EPC Rating: C

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

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk

ellis winters
sales & lettings since 2001

£525,000

MULBERRY CLOSE

WARBOYS, PE28 2XJ

PROPERTY SUMMARY

An immaculately presented, detached family home, in a private cul de sac of three properties. This superb home is within walking distance of local amenities, public transport links, and schools.

The property occupies a handsome plot, measuring approx. 0.25 of an acre, offers the potential to extend and improve (STP), features three reception rooms, four good-sized bedrooms, a driveway for four/five vehicles, and a detached double garage.

There is a modern kitchen/breakfast room and utility room, a cloakroom, bedrooms one, three, and four, feature built-in wardrobes, there is an en-suite shower room to bedroom one, and a family bathroom.

The property over the years has been well-maintained including upgrades such as a replacement boiler and hot water tank, replacement fascia boards, gutters, and down pipes.

As a family home, this property also boasts ultra-fast broadband connectivity perfect for homework, streaming, and multi-devices.

4



2



3



