



Ground Floor

Entrance Hall

Cloakroom

Lounge
5.56m (18'3") x 3.75m (12'4") max

Dining Room
3.23m (10'7") x 2.93m (9'7")

Kitchen
3.37m (11'1") x 2.47m (8'1")

Utility Area

First Floor

Landing

Bedroom 1
3.81m (12'6") x 2.93m (9'7")

Bedroom 2
2.96m (9'9") x 2.40m (7'10")

Bedroom 3
2.90m (9'6") max x 2.53m (8'3")

Bedroom 4
2.53m (8'3") x 2.45m (8')

Bathroom

Outside

The front garden is laid to lawn. A driveway provides off road parking and leads to a garage with an up and over door, power, lighting and a pedestrian door to the rear. Gated side access leads to the fully enclosed southerly facing rear garden which is mainly laid to lawn and benefits from a large patio seating area and a garden shed.

Agents Note
The owner informs us the property had a brand new boiler installed in January 2025.

Further Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: E

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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GUIDE PRICE

£400,000

ASHTON CLOSE

NEEDINGWORTH, PE27 4UA

PROPERTY SUMMARY

GUIDE PRICE £400,000 TO £425,000. A well presented detached home situated in the popular village of Needingworth. This great family home boasts a sought after southerly facing rear garden, ample off road parking and a garage. The accommodation includes four good sized bedrooms, a four piece suite family bathroom, cloakroom, a lounge overlooking the rear garden, a modern kitchen and a sperate dining room. An internal viewing is essential to fully appreciate this well cared for home.

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