



- Ground Floor
- Entrance Hall
- Lounge  
4.85m (15'11") max x 3.20m (10'6")
- Refitted Kitchen/Dining Room  
8.17m (26'10") x 3.24m (10'8") max
- Utility Room  
2.27m (7'5") x 1.50m (4'11")
- Cloakroom
- First Floor
- Galleried Landing
- Bedroom 1  
3.43m (11'3") x 3.20m (10'6")
- Refitted En-suite Shower Room
- Bedroom 2  
3.45m (11'4") x 2.67m (8'9")
- Bedroom 3  
3.17m (10'5") x 2.68m (8'9") max
- Bedroom 4  
3.05m (10') x 2.16m (7'1")
- Refitted Bathroom
- Outside

To the front a good-sized driveway provides off-road parking for up to four vehicles, an open plan side garden that is laid to lawn, and former garage/storage area that has power and light connected and an up-and-over door. There is gated access to the side.

To the rear of the property is a south-facing garden that is fully enclosed, it is laid mainly to lawn with various barked, timber decked and paved patio seating areas, and established flower bed borders.

Further Information  
Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC  
Agents Note: The current owners reconfigured the ground-floor layout to open up the kitchen/dining room, and created the new utility room and new cloakroom

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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**£450,000**  
**SUMERLING WAY**  
BLUNTISHAM, PE28 3XT



PROPERTY SUMMARY

An immaculately presented, detached family home. This superb home has been re-imagined and reconfigured on the ground floor to create a stunning open-plan kitchen/dining room, a new utility room, and a new cloakroom. The kitchen has integrated appliances, including a Neff oven, a Neff microwave oven combi, a Neff dishwasher, a fridge/freezer, and a wine cooler. The property further benefits from a refitted bathroom and a refitted en-suite. Additional accommodation includes a generous lounge with a feature bay window and four good-sized bedrooms.

Outside offers an enclosed south-facing rear garden, a driveway for numerous vehicles and a former garage/generous storage area.

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