



Ground Floor	3.65m (12') x 2.34m (7'8")
Entrance Hall	Four-Piece Family Bathroom 3.40m (11'2") x 2.34m (7'8")
Shower Room	Outside
Lounge	Situated on a corner plot, the property benefits from three areas.
4.50m (14'9") x 3.95m (12'11") max	
Family Room/Study	To the front, the property is open-plan, with raised planted borders, two lawn areas, and a tarmac driveway that provides parking for several vehicles which leads to a tandem-length double garage. The garage has power and light connected, an up-and-over door to the front, a double-glazed personal door, and a window to the rear. The garage measures approx. 9.18m (30'1") x 3.77m (12'5")
5.23m (17'2") x 2.74m (9')	
Dining Room/Bedroom 4	To the side, double gates lead to an addition paved and gravel parking area, perfect for a caravan or campervan, timber fence enclosed, with lawn area, external power points, light, and gated access to the rear garden.
3.49m (11'5") x 3.03m (9'11") max	
Conservatory	The rear garden is timber fence and brick wall enclosed, with paved pathways, a block paved patio seating area, laid mainly to lawn with mature raised planters, established shrubs and trees, outside tap, and lighting.
3.65m (12') x 2.91m (9'7")	
Modern Kitchen	Further Information
3.59m (11'9") x 3.49m (11'5")	Tenure: Freehold
Utility Area	Council Tax Band: D
2.69m (8'10") x 1.29m (4'3")	EPC Rating: C
First Floor	
Landing	
Bedroom 1	
3.95m (12'11") x 3.21m (10'6")	
Fitted mirrored wardrobe, access to eaves storage, radiator, and air conditioning unit.	
Bedroom 2	
3.74m (12'3") x 3.20m (10'6")	
Air conditioning unit.	
Bedroom 3	

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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SOMERSHAM, PE28 3HP



PROPERTY SUMMARY

A well-presented, extended, detached chalet home, in a sought-after location. This superb property sits on a corner plot, backs onto the allotments and fields, and boasts three/four bedrooms, two reception rooms, and a conservatory! There is plenty of off-road parking, a tandem-length double garage, a modern kitchen, a family bathroom, and a ground-floor shower room. Including the garage, the property is approx. 1832 SQFT. Viewing comes highly recommended.

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