



Ground Floor	3.26m (10'8") max x 1.90m (6'3")
Porch	Bathroom
Lounge 4.63m (15'2") x 4.08m (13'5")	Outside To the front is a block paved driveway, leading to the oversized garage that has an up and over door, with power and light connected. To the side is an enclosed and covered storage area. To the rear is an enclosed landscaped garden with a timber gazebo and a bespoke shed. There are various power points throughout the garden.
Kitchen/Dining/Family Room 7.27m (23'10") x 7.11m (23'4")	
Utility Room 1.97m (6'5") x 1.76m (5'9")	
Inner Hallway	
Bedroom 4/ Reception Room 4.21m (13'10") x 3.95m (13')	Further Information Tenure: Freehold Council Tax Band: C EPC Rating: TBC
Bedroom 5/ Reception Room 3.93m (12'11") x 3.85m (12'8")	

Window to rear, door to:

Refitted Shower Room

First Floor

Landing

Bedroom 1
4.09m (13'5") x 2.65m (8'8")

Bedroom 2
2.91m (9'7") x 2.65m (8'8")

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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£475,000
THE TRUNDLE
SOMERSHAM, PE28 3JW

PROPERTY SUMMARY

A unique, link detached family home within a popular village location, walking distance to amenities, schools, and the Nature Reserve.

This superb home has been vastly improved and extended on the ground floor to create semi-open-plan accommodation, featuring a large kitchen/dining/family room with a bespoke wooden kitchen, bi-folding doors, and a roof lantern. There is a utility room, pantry, two generous double bedrooms/reception rooms, and a refitted shower room. Further accommodation on the first floor are three bedrooms and a family bathroom.

Outside, to the front of the property, is a block-paved driveway for numerous vehicles, an oversized garage with power and light connected, a gravelled pathway with flower beds, and gated access to a covered storage area. To the rear of the property is a landscaped enclosed garden, with paved pathways, a raised paved patio seating area with a fitted timber gazebo that has fitted heat lamps, and lighting, there is a dutch-barn style garden shed with power points, a paved BBQ area, and there are further power points fitted around the garden. The garden is laid mainly to lawn with mature planted borders and gated access to the side.

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