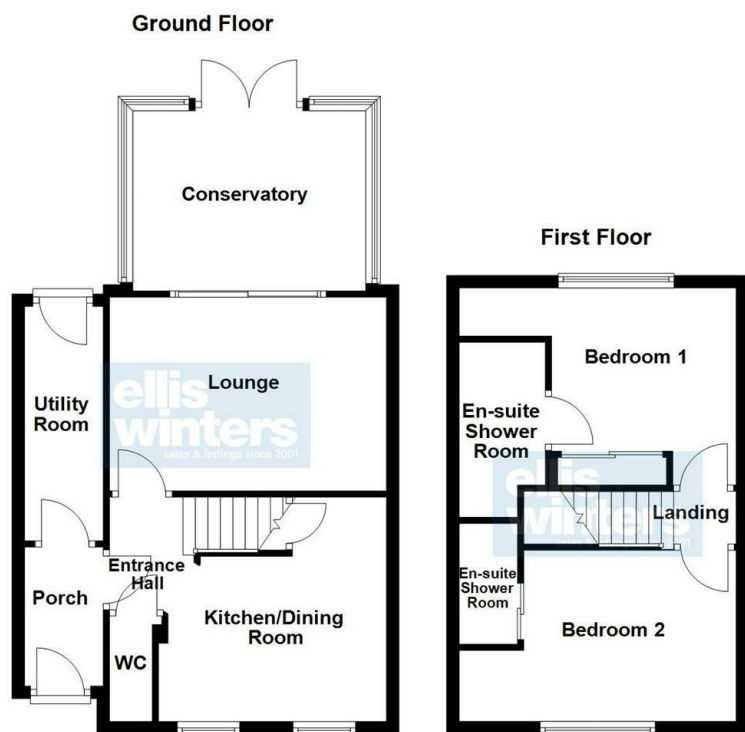




Ground Floor

Porch

Utility Room
4.08m (13'5") x 1.26m (4'2")

Entrance Hall

WC

Kitchen/Dining Room
3.65m (12') x 3.65m (12')

Lounge
4.43m (14'7") x 3.11m (10'2")

Conservatory
3.73m (12'3") x 2.89m (9'6")

First Floor

Landing

Bedroom 1
4.43m (14'7") x 3.16m (10'4")

En-suite Shower Room

Bedroom 2 4.43m (14'7") x 2.74m (9')

En-suite Shower Room

Outside

The front garden is laid to lawn and

paved pathways with mature, well-kept flower beds and borders, a detached single garage, a driveway for one car, and communal parking for visitors. The rear garden is laid to lawn with a paved patio seating area, gated access to the side and a timber shed that has power and light connected.

Further Information
Tenure: Freehold
Council Tax Band: B
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

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GUIDE PRICE

£270,000

LABURNUM WAY

ST. IVES, PE27 3YW

PROPERTY SUMMARY

GUIDE PRICE £270,000 - £280,000
A very well-presented, semi-detached home, in a cul-de-sac location, overlooking an open green, and in a popular location within St Ives.

This superb home has been remodelled and redesigned to maximize its size and layout. The property boasts a side porch, a utility area, a kitchen/dining room, a lounge, a conservatory, and a cloakroom on the ground floor. There are two double bedrooms, both with en-suite shower rooms.

Outside, to the front is a well-maintained garden featuring a lawn area, paved pathways, flower beds, and borders. There is a detached single garage, and a driveway for one vehicle, along with communal parking areas for visitors. To the rear of the property is an enclosed garden, laid mainly to lawn with a paved patio seating area, and a timber shed that has power and light connected, ideal for converting to a home office or studio space.

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