



17a Wood End

Bluntisham, Cambs. PE28 3LE

elliswinters & co

Exclusive & New Homes

Welcome to

17a Wood End

Accommodation Summary

Ellis Winters are delighted to offer "Orchard Cottage", located in the popular and sought-after village of Bluntisham. This superb home has been reimagined and designed on the ground floor taking into consideration multi-generational living, combining open-plan and enclosed accommodation by use of bi-folding doors, and two refitted kitchens. The purpose of this setup was to give the current owners the perfect blend between independency and family living. Upon entering the property via the entrance hall, there is a large lounge with an exposed brick open fireplace, a study, the two kitchens, a utility room, a cloakroom, and two good-sized conservatories featuring the bi-folding doors. Both kitchens include a fitted induction hob, microwave, warming drawer, and dishwasher. One of the kitchens also benefits from an additional large, fitted oven and fridge-freezer. Useful storage is found under the stairs and in the cupboard housing the boiler. The first-floor accommodation comprises four good-sized bedrooms two of which have en-suite shower rooms and some with built-in or fitted wardrobes, plus a family bathroom and airing cupboard.

Outside, to the front of the property is an extensive block paved driveway providing off-road parking for numerous vehicles with a barn/double garage of a good size with power and light connected. There is also a Type 2 electric car charger. There is a gravelled flower bed, flower bed borders, and two gates to the sides. To the rear of the property is a generous split-level garden, offering a well-kept lawn, shrubs, bushes, and trees. There are gravelled pathways, two generous paved patio seating areas, a feature pond, a large shed, and an insulated garden office with power and light connected.

A viewing comes highly recommended to fully appreciate the key features provided by this individual home which is also offered with the benefit of no forward chain.

Ground Floor

Entrance Hall

Cloakroom

Refitted Kitchen

4.03m (13'3") x 2.79m (9'2")

Refitted Kitchen

4.03m (13'3") x 2.22m (7'4")

Utility Room

2.86m (9'4") x 1.20m (3'11")

Lounge

5.15m (16'11") x 4.54m (14'11")

Study

2.99m (9'10") x 2.84m (9'4")

Conservatory

5.11m (16'9") x 3.40m (11'2")

Conservatory

3.68m (12'1") x 2.84m (9'4")

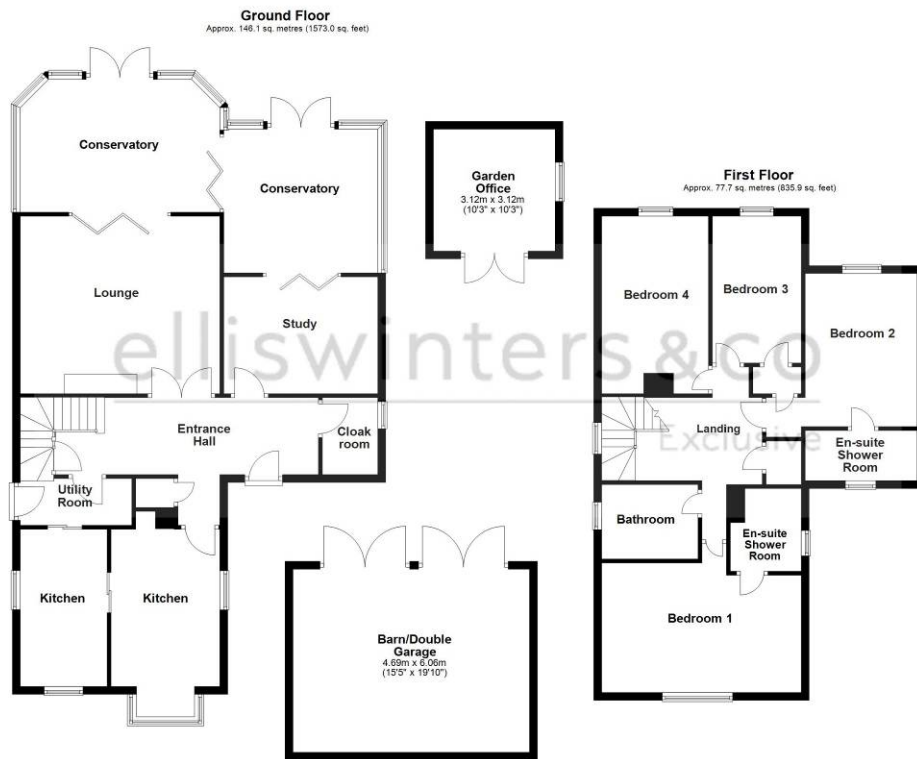
First Floor

Landing

Bedroom 1

5.15m (16'11") x 3.32m (10'11")





Total area: approx. 223.8 sq. metres (2408.9 sq. feet)



En-suite Shower Room

Bedroom 2

4.19m (13'9") x 3.87m (12'8")

En-suite Shower Room

Bedroom 3

3.76m (12'4") x 2.28m (7'6")

Bedroom 4

4.55m (14'11") x 2.73m (9')

Bathroom

Outside

Outside, to the front of the property is an extensive block paved driveway providing off-road parking for numerous vehicles with a barn/double garage of a good size with power and light connected. There is also a Type 2 electric car charger. There is a gravelled flower bed, flower bed borders, and two gates to the sides. To the rear of the property is a generous split-level garden, offering a well-kept lawn, shrubs, bushes, and trees. There are gravelled pathways, two generous paved patio seating areas, a feature pond, a large shed, and an insulated garden office with power and light connected.

Further Information

Tenure: Freehold

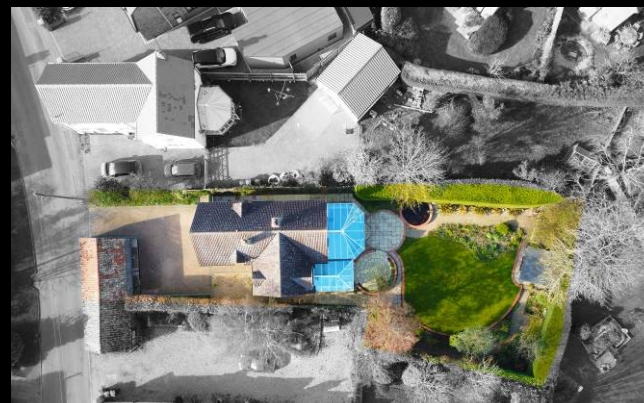
Council Tax Band: E

EPC Rating: TBC

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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