



Ground Floor

Entrance Hall

WC

Lounge  
4.52m (14'10") x 3.85m (12'8") max

Dining Room  
3.18m (10'5") x 2.47m (8'1")

Refitted Kitchen  
3.18m (10'5") x 2.28m (7'6")

Conservatory  
3.49m (11'5") x 2.50m (8'2")

First Floor

Landing

Bedroom 1  
4.08m (13'5") x 2.89m (9'6")

Bedroom 2  
3.65m (12') x 2.95m (9'8")

Bedroom 3  
2.67m (8'9") max x 2.30m (7'6")

Bathroom

Outside  
To the front of the property is a garden which is laid mainly to lawn with mature, well-stocked borders. There is a driveway providing off-road parking for one vehicle that leads to a single garage, that has an up-and-over door, and a personal door to the rear. To the rear of the property is an enclosed garden laid mainly to lawn

with mature, well-stocked borders, there are paved pathways, and a timber decked seating area.

Further Information  
Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.  
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.  
Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£325,000**  
**Sumerling Way**

Bluntisham, Cambridgeshire, PE28 3XT



PROPERTY SUMMARY

An immaculately presented, semi-detached home in a popular village location. This superb home has recently been redecorated throughout, has a newly fitted kitchen with an integrated fridge/freezer, electric oven and hob, new carpets to the stairs, landing and bedrooms, a garage and driveway, and an enclosed rear garden. This home is offered with no onward chain, and a viewing comes highly recommended.

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1



2

