



Ground Floor

Entrance Hall

Cloakroom

Lounge

4.59m (15'1") max x 4.03m (13'3")

Kitchen/Diner

6.22m (20'5") x 3.18m (10'5")

Utility Room

3.60m (11'10") x 2.39m (7'10")

Laundry Room

1.79m (5'10") x 1.40m (4'7")

Garden Room

4.42m (14'6") x 2.41m (7'11")

First Floor

Landing

Bedroom 1

3.76m (12'4") x 3.26m (10'8") max

En-suite Bathroom

Bedroom 3

3.72m (12'2") x 2.87m (9'5")

Bedroom 4

2.92m (9'7") x 2.41m (7'11")

Bedroom 5

2.93m (9'7") x 2.27m (7'5")

Bathroom

Second Floor

Bedroom 2

4.67m (15'4") x 4.40m (14'5")

En-suite Bathroom

Outside

The front garden is laid to lawn. A block paved driveway provides off road parking and leads to a garage measuring 3.65m (12') x 2.32m (7'7") with an up and over door, power and lighting. Gated side access leads to the fully enclosed southerly facing rear garden.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

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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OFFICE DETAILS

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PROPERTY SUMMARY

An extended family home, offered with No Forward Chain, situated in a sought-after residential area south of St Audrey Lane in St Ives. Arranged over three floors, the spacious accommodation includes five bedrooms and three bathrooms, two of which are en suite. The ground floor features a welcoming lounge, a refitted kitchen/dining room, a useful utility room, separate laundry room, cloakroom, and a bright, versatile garden room. Outside, the property offers off-road parking, a garage providing storage, and an enclosed, southerly-facing rear garden. A viewing comes highly recommended to fully appreciate this detached home perfect for family living and entertaining.

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