



#### Ground Floor

##### Entrance Hall

Lounge  
5.18m (17') x 3.80m (12'6")

Kitchen  
3.26m (10'8") x 2.58m (8'5")

Conservatory  
3.07m (10'1") x 2.44m (8')

Bedroom 1  
4.30m (14'1") x 2.89m (9'6")

Bedroom 2  
3.17m (10'5") x 2.78m (9'1")

##### Bathroom

##### Outside

To the front and side of the property is a gravelled and paved driveway, gated access leads to a further driveway, that leads to a detached single garage, and there is gated access to the rear garden. To the rear there is an enclosed garden laid to lawn and paving, with a covered storage area.

##### Further Information

Tenure: Freehold  
Council Tax Band: C  
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 ADDRESS

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#### OFFICE DETAILS

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**£270,000**

**Rookery Place**

Fenstanton, Cambridgeshire, PE28 9LZ



PROPERTY SUMMARY

A well-presented, detached bungalow, in a cul-de-sac location, within walking distance to public transport links, and amenities, and within a sought-after village. This superb home features a generous lounge, a kitchen/breakfast room, a conservatory, two double bedrooms both with built-in wardrobes, and a bathroom. Outside is an enclosed rear garden, a driveway for numerous vehicles, and a detached single garage. Offered with no onward chain, this property comes highly recommended.

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