



Ground Floor	Council Tax Band: D Estate Maintenance Fee: £374.90pa
Entrance Hall	
Cloakroom	Agent Note This property is owned by a family relation to one of the Ellis Winters Directors.
Lounge 4.80m (15'9") x 3.13m (10'3")	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.
Kitchen/Diner 5.81m (19'1") x 2.86m (9'5")	
First Floor	
Landing	
Bedroom 1 3.57m (11'9") x 3.15m (10'4")	
En-suite Shower Room	
Bedroom 2 3.20m (10'6") x 3.16m (10'4")	
Bedroom 3 2.93m (9'7") max x 2.58m (8'6")	
Bathroom	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.
Outside A driveway to the side of the property provides off road parking for at least two vehicles and leads to a garage measuring 5.88m (19'3") x 3.02m (9'10") with an up and over door, power and lighting. Gated side access leads to the deceptively sized southerly facing rear garden.	
Further Information Tenure: Freehold EPC Rating: B	

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GUIDE PRICE

£350,000

Hunnane Drive

Alconbury Weald, Cambridgeshire, PE28 4YJ



PROPERTY SUMMARY

Guide Price £350,000 to £375,000

Located in a quiet cul-de-sac within the sought-after community of Alconbury Weald, this modern detached home offers contemporary living in a vibrant and growing development, well-connected by excellent road and transport links and a wealth of local amenities in the heart of Cambridgeshire.

The accommodation comprises three bedrooms, two bathrooms including an en suite shower room to the main bedroom, lounge, and an open-plan kitchen/diner with French doors leading out to the rear garden – perfect for summer gatherings. A handy ground-floor cloakroom adds to the convenience.

Outside, the property benefits from a driveway to the side, a garage with power and lighting, and a deceptive southerly-facing rear garden—ideal for entertaining or relaxing in the sun.

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