



A very well-presented, link-detached home, within a cul-de-sac location and a well-serviced village. This super property features a refitted kitchen/breakfast room with some integrated appliances, a lounge, and a garden room. There are three bedrooms and a refitted bathroom, along with a generous driveway and a good-sized, enclosed rear garden. The garage has been split into a storage area and a utility area. The utility area has plumbing for a washing machine, but offers the potential to be changed into to utility/cloakroom.

create a generous driveway, the garage has been divided to have a storage area to the front and a utility area to the rear. The utility area has plumbing for a washing machine and offers the potential to add a WC to create a utility/cloakroom area. The enclosed rear garden is of a good size and is laid to lawn with a patio area.

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

Ground Floor

Hall

Lounge
4.87m (16') x 3.35m (11') max

Refitted Kitchen/Dining Room
4.87m (16') x 3.37m (11'1")

Garden Room
4.47m (14'8") x 2.76m (9'1")

Utility Area

First Floor

Landing

Bedroom 1
3.41m (11'2") x 2.65m (8'8")

Bedroom 2
3.41m (11'2") x 2.52m (8'3")

Bedroom 3
2.44m (8') x 2.25m (7'5")

Refitted Bathroom

Outside

The front garden has been block paved to

Agents Note: Since owning the property, the current owners have added a warm roof and Velux window to the conservatory turning this into a garden room and more functional space

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

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PROPERTY SUMMARY

A very well-presented link-detached home, in a cul-de-sac location, with a well-serviced village. This superb home features a refitted kitchen/breakfast room and bathroom, a garden room, an enclosed rear garden, a generous driveway, and three bedrooms. A viewing comes highly recommended.

3



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2

