



Ground Floor

Entrance Hall

Shower Room

Office  
3.96m (13') x 2.60m (8'6")

Lounge  
7.52m (24'8") x 3.94m (12'11")

Dining Room  
4.76m (15'7") x 3.67m (12')

Kitchen  
4.47m (14'8") x 2.70m (8'10")

First Floor

Landing

Bedroom 1  
4.02m (13'2") x 3.42m (11'3")

Bedroom 2  
3.49m (11'5") x 3.42m (11'3")

Bedroom 3  
3.04m (9'11") x 2.98m (9'9")

Bedroom 4  
3.03m (9'11") x 2.54m (8'4")

Bathroom

Outside  
The front of the property is paved to provide off road parking. The driveway leads to a garage measuring 10.31m (33'10") x 3.62m (11'10") with an electric roller door, power, lighting and pedestrian door access to both front

and rear. The fully enclosed westerly facing rear garden is a good size and benefits from a patio seating area and a garden shed.

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

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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OFFERS OVER  
**£450,000**  
**Elm Drive**  
St Ives, Cambs, PE27 6UA

PROPERTY SUMMARY

Offered with No Forward Chain, this extended home presents an exciting opportunity for those looking to create their ideal family home. Measuring just under 2000 sq. ft., the property offers spacious, flexible living with the potential to tailor the space to your needs. The accommodation includes four generously sized bedrooms, two bathrooms, three reception rooms, and a kitchen. Externally, the property boasts ample off-road parking, including an oversized tandem-length garage, and a mature, westerly-facing rear garden, perfect for those sunny summer evenings.

Although in need of modernisation, this home has been well-maintained over the years and provides an excellent opportunity to create your forever family home.

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