

ten sales &  
lettings

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22, Windsor Close, St. Ives, PE27 3DW

Bedrooms: 4 Bathroom: 1

£400,000

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# Property Features

- MODERN RE FITTED KITCHEN
- MODERN RE FITTED BATHROOM
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS
- WALKING DISTANCE OF AMENITIES
- GUIDED BUS WAY TO CAMBRIDGE WITHIN EASY ACCESS









# Room Details & Dimensions

## Entrance Hall

UPVC double glazed window to front aspect. Wood effect flooring. Under stairs storage space. Storage cupboard. Doors providing access to lounge, dining area, kitchen and cloakroom. Stairs leading to first floor.

## Lounge 17' 6" x 11' 4" (5.33m x 3.45m)

UPVC double glazed window and door to rear aspect and bay window to front aspect. Wood effect flooring. Electric fire with cast iron surround and marble hearth. Radiator.

## Dining Area 11' 4" x 8' 3" (3.45m x 2.51m)

UPVC double glazed window to rear aspect. Radiator. Tiled floor. Open plan into kitchen.

## Kitchen 11' 4" x 8' 0" (3.45m x 2.44m)

Fitted with a range of base and wall units in modern white gloss finish. Solid oak work surface with tiled splash back. Sink and drainer with mixer tap. Double integrated oven and gas hob. Integrated dishwasher and fridge freezer. Space for washing machine. Cupboard housing boiler. UPVC double glazed window to rear aspect. Tiled flooring. Door leading to side aspect.

## Downstairs Cloakroom

UPVC double glazed window to side aspect. White two piece suite comprising of low level wc with push button flush and hand wash basin with mixer tap. Radiator. Tiled flooring.

## Stairs & Landing

Carpet flooring. UPVC double glazed window to front aspect. Access via ladder to boarded loft space. Cupboard housing water cylinder. Storage cupboard. Doors leading to bedrooms and bathroom.



### **Bedroom 1** 12' 8" x 11' 6" (3.86m x 3.50m)

UPVC double glazed window to rear aspect. Carpet flooring. Radiator. Fitted wardrobes and drawers to one wall.

### **Bedroom 2** 11' 6" max x 8' 8" (3.50m max x 2.64m)

UPVC double glazed window to rear aspect. Carpet flooring. Radiator.

### **Bedroom 3** 11' 6" max x 6' 5" (3.50m max x 1.95m)

UPVC double glazed window to rear aspect. Carpet flooring. Radiator.

### **Bedroom 4** 9' 8" x 6' 9" (2.94m x 2.06m)

UPVC double glazed window to front aspect. Carpet flooring. Radiator.

### **Bathroom** 6' 8" x 5' 9" (2.03m x 1.75m)

UPVC double glazed window to side aspect. Fitted with a modern three piece suite comprising of low level wc with push button flush, hand wash basin with mixer tap and panelled bath with wall mounted shower. Tiled walls. Vinyl flooring.

### **Front Garden**

Lawn with step up to front door.

### **Rear Garden**

Patio area with step up to lawn area. Established borders. Personnel door into garage. Gate providing access to front.

### **Garage & Parking**

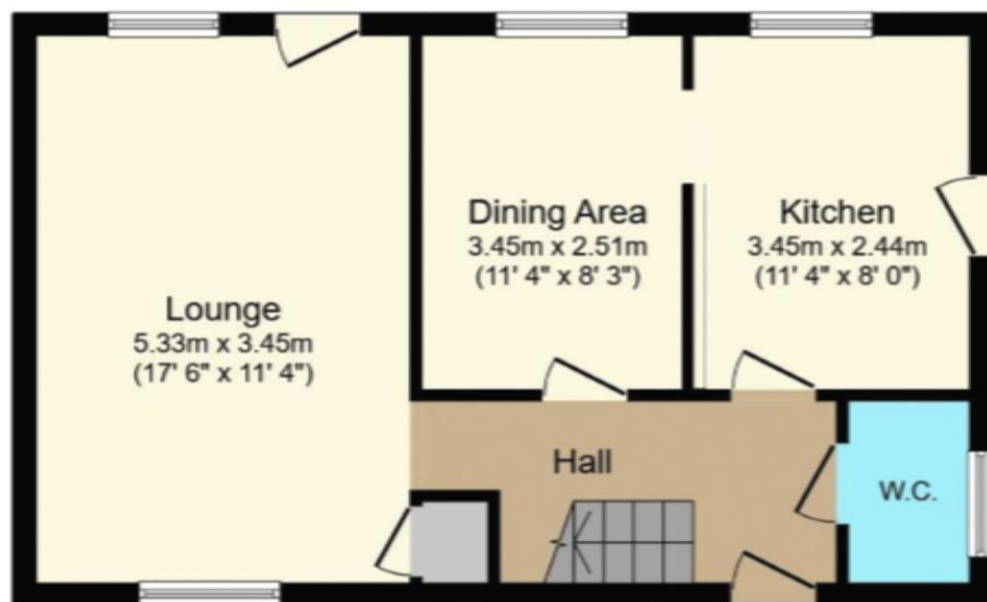
Double garage with up and over doors and personnel door to side. Driveway providing additional parking for two vehicles.



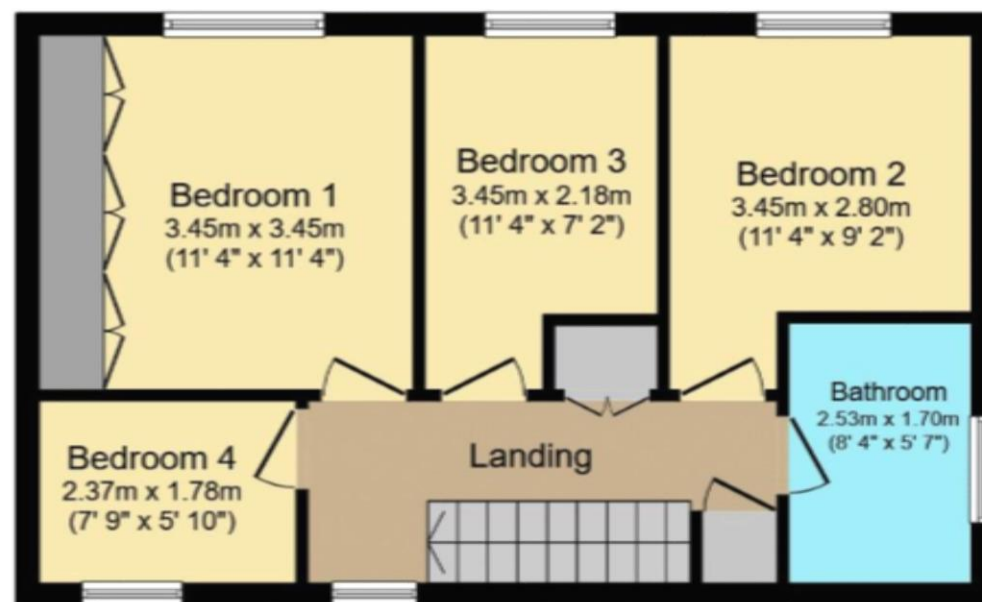




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**Ground Floor**

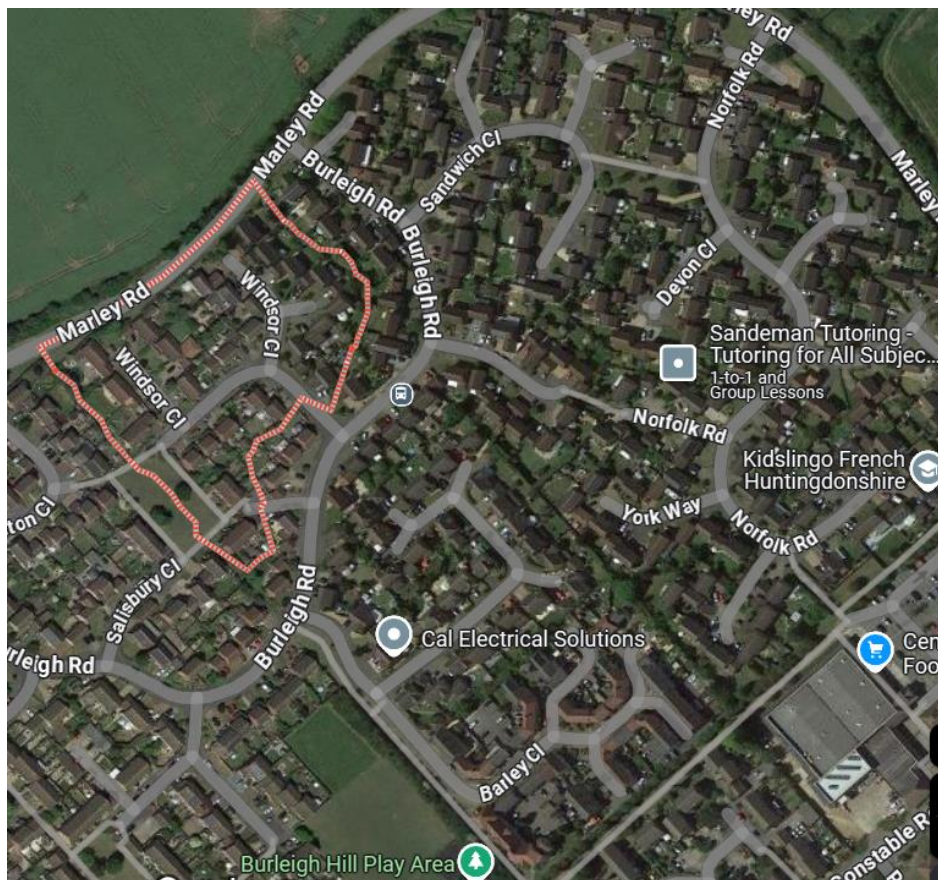


**First Floor**

Total floor area 91.7 m<sup>2</sup> (987 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





Council Tax Band: D  
 Local Schools: St Ivo Academy  
 EPC Rating: C  
 Tenure: Freehold  
 Term Remaining: n/a

### Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.