



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

**Ground Floor**

Entrance Hall

WC

Kitchen  
4.37m (14'4") x 3.13m (10'3")

Dining Room  
5.04m (16'6") x 2.90m (9'6")

Lounge  
5.13m (16'10") x 3.48m (11'5")

**First Floor**

Bedroom One  
4.20m (13'9") max x 3.22m (10'7")

Bedroom Two  
3.01m (9'11") x 2.55m (8'4")

Bedroom Three  
2.99m (9'10") x 1.76m (5'9")

Bathroom  
1.96m (6'5") x 1.65m (5'5")

**Outside**

To the front of the property, a large front lawn with gravel borders. A driveway leads to a single garage benefitting from power and light. There is gated access to the low maintenance, enclosed rear garden benefitting from two patio areas and seasonal plants and shrubs sprinkled throughout the borders/

**Further Information**

Tenure: Freehold  
Council Tax: C  
EPC: 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.



**OFFICE ADDRESS**

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Cambridgeshire  
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**OFFICE DETAILS**

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GUIDE PRICE

**£325,000**

**Orwell Close**

St. Ives, , PE27 3FP

## PROPERTY SUMMARY

**\*\*GUIDE PRICE £325,000 - £350,000\*\***

An immaculately presented, detached home set at the end of a quite cul-de-sac with No Onward Chain. Previously extended, the accommodation comprises of an entrance hallway, bright and airy lounge, separate dining room, modern kitchen and w/c. Upstairs, three generous bedrooms with fitted wardrobe space to all three, and a family bathroom. Outside, the property benefits from a sizeable front garden which is mainly laid to lawn with neat gravelled bordering and a driveway leading to a single garage, with power and light. There is gated access leading to the enclosed low maintenance rear garden, offering a two separate patio areas and a raised gravel area boarded with seasonal plants and shrubs.

3



1



2

