Offers Over

£345,000

Norfolk Street, Wimblington, Cambridgeshire PE15 0QA



To arrange a viewing call us now on 01354 694900

This much loved THREE BEDROOM DETACHED family home, set within a highly regarded village location, has been thoughtfully cared for by the current owners and offers an impressive amount of versatile living space. The ground floor features separate living and dining rooms ideal for both everyday family life and entertaining, complemented by a welcoming FAMILY and a bright GARDEN ROOM that provides an attractive outlook over the rear garden. Upstairs, three generous double bedrooms offer comfortable accommodation, served by a well appointed family bathroom, while a convenient cloakroom completes the layout. Outside, the property enjoys a good sized garden, perfect for outdoor relaxation, along with ample OFF ROAD PARKING and a DOUBLE GARAGE that provides excellent storage or workshop potential. This is a wonderful opportunity to acquire a spacious home in a peaceful village setting, offering both comfort and practicality for modern family living.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

ellis winters
sales & lettings since 2001

The Property Ombudsman

ellis winters
sales & lettings since 2001

Offers Over

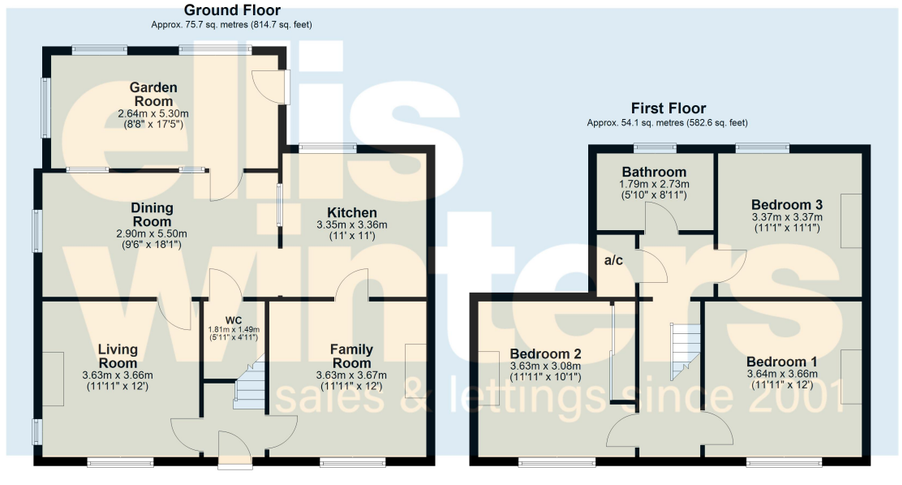
£345,000

Norfolk Street, Wimblington, Cambridgeshire PE15 0QA







Total area: approx. 129.8 sq. metres (1397.3 sq. feet)

GROUND FLOOR

Living Room
3.66m (12') x 3.63m (11'11")
Feature fireplace housing gas fire (this has been disconnected), windows to both front and side.

Dining Room
5.50m (18'1") x 2.90m (9'6")
Windows to both side and rear.

Kitchen
3.36m (11') x 3.35m (11')
Fitted with a matching range of wall and base units housing range style electric cooker, 1½ sink and drainer, freestanding dishwasher, integrated fridge, window to rear and side.

Family Room
3.67m (12') x 3.63m (11'11")
Window to front, alcove storage cupboards.

Garden Room
5.30m (17'5") x 2.64m (8'8")
Windows to both side and rear.

WC
1.81m (5'11") x 1.49m (4'11")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
3.66m (12') x 3.64m (11'11")
Window to front, original cast iron fireplace, exposed floorboards.

Bedroom 2
3.63m (11'11") x 3.08m (10'1")
Window to front, beautiful original cast iron fireplace with ornamental tiles, fitted wardrobe.

Bedroom 3
3.37m (11'1") x 3.37m (11'1")
Window to rear.

Bathroom
2.73m (8'11") x 1.79m (5'10")
Fitted with a disability bath which has side opening and mains shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

A driveway to one side provides off road parking and leads to the double garage. One side has power and light.

To the rear, the well proportioned garden is laid to lawn with a paved patio area plus a separate covered patio which has Gazebo over.

OUTBUILDINGS

Utility
5.72m (18'9") x 1.77m (5'10")
Plumbing for washing machine and space for tumble drier, window to front.

Workshop
2.60m (8'6") x 2.38m (7'10")
Window to front, double doors, power and light.

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating

Tenure Freehold
Energy rating D
Fenland District Council Tax Band C

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 £66.67 plus VAT per transaction (£80 inc VAT), 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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters
sales & lettings since 2001