



Total area: approx. 167.7 sq. metres (1805.0 sq. feet)

**Ground Floor**

Entrance Hall

WC

Lounge  
7.24m (23'9") x 3.74m (12'3")

Dining Room  
3.29m (10'10") x 2.74m (9')

Kitchen/Breakfast Room  
4.91m (16'1") x 3.19m (10'6")

Utility Room  
2.88m (9'5") x 2.00m (6'7")

**First Floor**

Landing

Bedroom 1  
4.01m (13'2") x 3.73m (12'3")

En-suite Shower Room

Bedroom 2  
4.01m (13'2") x 3.46m (11'4")

Bedroom 3  
2.97m (9'9") x 2.88m (9'5")

Bedroom 4  
2.92m (9'7") x 2.52m (8'3") max

Bedroom 5  
2.52m (8'3") x 2.01m (6'7")

Bathroom

Outside  
To the front of the property is a

gravelled driveway, that leads to a detached double garage, measuring approx. 5.21m (17'1") x 5.04m (16'6"). There is a paved pathway, and a gate to the side. To the rear and side, is an enclosed split level garden, featuring a paved patio seating area, and a formal lawn with mature borders, and a summer house.

**Further Information**  
Tenure: Freehold  
Council Tax Band: F  
EPC Rating: 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 £66.67 plus VAT (£80) 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**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



**£595,000**  
**Audley Close**  
St. Ives, PE27 6UJ



## PROPERTY SUMMARY

A well-presented, detached family home, in sought-after cul-de-sac location. This superb home is nestled at the bottom of a shared driveway, it features off-road parking for several vehicles, a detached double garage, and is within walking distances of both primary and secondary schools, sports facilities, public transport links, and a short distance from amenities. The property offers a kitchen/breakfast room, two reception rooms, a utility room, a cloakroom, five bedrooms, four with fitted or built in wardrobes/storage, a modern en-suite shower room and a modern family bathroom. To the rear of the property is a generous split-level garden combining both a paved patio seating area, and a formal garden with mature borders. Offered with no onward chain, a viewing comes highly recommended.

5



2



2

