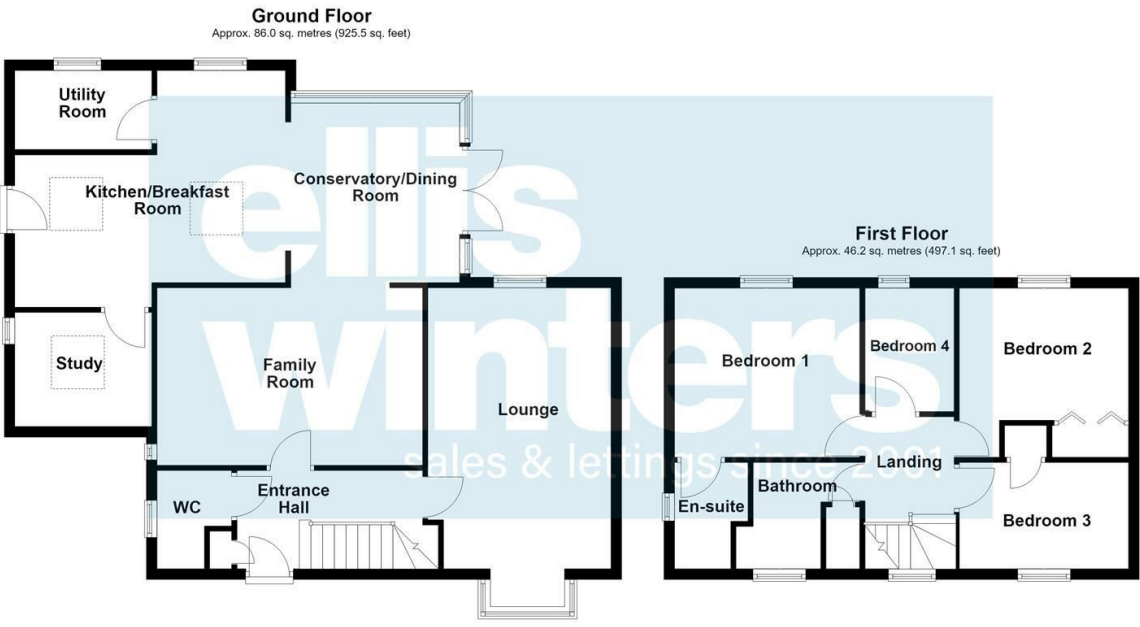




Total area: approx. 132.2 sq. metres (1422.6 sq. feet)

Ground Floor	Bedroom 4 2.34m (7'8") x 1.69m (5'7")
Entrance Hall	Bathroom
WC	Outside
Lounge 5.36m (17'7") x 3.47m (11'4")	To the front is a block paved, and gravelled driveway, providing off-road parking for numerous vehicles, with mature hedgerow.
Family Room 5.07m (16'8") x 3.36m (11')	To the rear is an enclosed and private garden, laid mainly to paving with a lawn area, two timber sheds one with power connected, a timber constructed gazebo, and outside BBQ area. There is also gated access to the front.
Conservatory/Dining Room 3.40m (11'2") x 3.20m (10'6")	Further Information Council Tax Band: E EPC Rating: D Deposit: £1,900 Household Income To Pass Referencing: Minimum £54,000 Agents Note: The garage door is only in situ for effect. The garage was converted into the study and part of the kitchen/breakfast room
Kitchen/Breakfast Room 5.12m (16'10") x 4.37m (14'4")	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
Utility Room 2.59m (8'6") x 1.50m (4'11")	
Study 2.59m (8'6") x 2.16m (7'1")	
First Floor	
Landing	
Bedroom 1 3.58m (11'9") x 3.25m (10'8")	
En-suite	
Bedroom 2 3.25m (10'8") x 3.20m (10'6")	
Bedroom 3 3.20m (10'6") x 2.02m (6'7")	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A very well-presented detached family home, tucked away in a quiet cul-de-sac and ideally located within close proximity to local schools, amenities and excellent transport links. The property offers convenient access to the Guided Busway into Cambridge, as well as Huntingdon's mainline train station providing direct routes to London and the north.

This superb home boasts versatile and spacious accommodation throughout, featuring four reception rooms, a modern kitchen/breakfast room, a utility room and a convenient cloakroom. To the first floor are four well-proportioned bedrooms, with one currently utilised as a dressing room, alongside an en-suite shower room and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a private, enclosed rear garden. The garden is thoughtfully arranged and includes a timber gazebo, two storage sheds and a designated BBQ area—ideal for outdoor entertaining.

Available from the beginning of September. Deposit: £1,900.

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