



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

**Ground Floor**

**Entrance Hall**

Lounge  
5.01m (16'5") x 3.24m (10'8")

Dining Room  
3.09m (10'2") x 2.74m (9')

Kitchen  
3.12m (10'3") x 3.09m (10'2")

Utility Room  
1.87m (6'2") x 1.52m (5')

**WC**

**First Floor**

**Landing**

Bedroom One  
3.40m (11'2") x 1.45m (4'9")

**En-suite**

Bedroom Two  
3.71m (12'2") x 2.61m (8'7")

Bedroom Three  
2.78m (9'1") x 2.63m (8'8")

Bedroom Four  
3.44m (11'3") x 2.32m (7'7")

**Bathroom**

**Outside**

To the front of the property is a generous block paved driveway bordered with stones and a small lawned area, leading to the single

garage and gated side access. The enclosed south eastly rear garden benefits from a paved patio area spanning the width of the property, decked seating area to the rear and lawn.

**Further Information**

Tenure: Freehold  
Council Tax: E  
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.



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Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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**£425,000**

**Sparrowhawk Way**

Huntingdon, , PE29 1XY

## PROPERTY SUMMARY

An immaculately presented, detached family home situated on the popular Birds Estate in Hartford. The ground floor accommodation comprises of a bright and spacious entrance hallway, 17ft lounge, sperate dining room kitchen, utility room and w/c. The first floor boasts four double bedrooms, three with fitted wardrobe space and en-suite shower room to bedroom one alongside the family bathroom. Outside, a generous block paved driveway provides off road parking for multiple cars and leads to the single garage and gated access to the rear. The south eastly enclosed rear garden is mainly laid to lawn, with patio and decked seating areas. Ideally located close to local amenities, schooling and road and transport links, this property would make an ideal family home and a viewing is essential to appreciate this superb home.

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