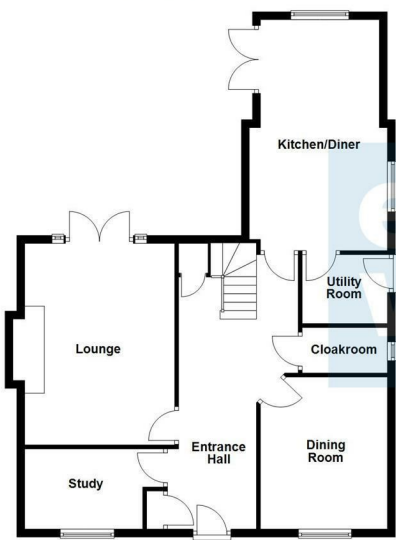
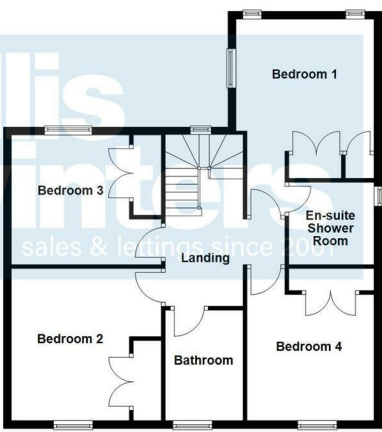


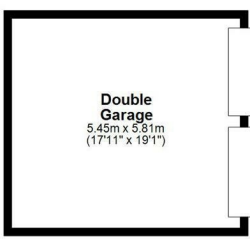
Ground Floor
Approx. 85.5 sq. metres (920.7 sq. feet)



First Floor
Approx. 77.7 sq. metres (836.4 sq. feet)



Double Garage
Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 194.9 sq. metres (2097.9 sq. feet)

Ellis Winters are delighted to offer 1 Rose Lodge, an individual detached home situated on a good sized plot measuring approximately 1/5 acre (sts). The property measures in excess of 2000 SQ-FT when including the garage and comprises, four double bedrooms all with built in wardrobes, two bathrooms, three reception rooms including a study perfect for working from home, a cloakroom, and recently refitted kitchen/diner and utility room.

Outside the property is accessed via an electric gate which opens to a gravelled driveway to the front of the property which also includes an EV charging point. The driveway extends to the rear of the property where additional parking and a detached double garage is located. The property also boasts a good sized south-westerly facing rear garden which has a large patio seating area accessible from both the lounge and kitchen making it perfect for al-fresco dining and entertaining friends.

A viewing of 1 Rose Lodge is essential to fully appreciate the space, presentation and plot size of this unique and well cared for home situated in the picturesque Cambridgeshire village of Colne.

Ground Floor

Entrance Hall

Cloakroom

Study
3.00m (9'10") x 2.04m (6'8")

Lounge
5.13m (16'10") x 3.81m (12'6")

Dining Room
3.87m (12'8") x 3.23m (10'7")

Kitchen/Diner
5.88m (19'3") x 3.23m (10'7")

Utility Room
2.13m (7") x 1.71m (5'7")

First Floor

Landing

Bedroom 1
3.55m (11'8") x 3.36m (11')

En-suite Shower Room

Bedroom 2
3.84m (12'7") x 3.81m (12'6") max

Bedroom 3
3.34m (10'11") x 3.10m (10'2")

Bedroom 4
3.22m (10'7") x 3.21m (10'6")

Bathroom

Further Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: 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 £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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OFFERS IN THE REGION OF

£625,000

Earith Road

Colne, Cambs, PE28 3NL

PROPERTY SUMMARY

Ellis Winters are delighted to offer 1 Rose Lodge, an individual detached home situated on a good sized plot measuring approximately 1/5 acre (sts). The property measures in excess of 2000 SQ-FT when including the garage and comprises, four double bedrooms all with built in wardrobes, two bathrooms, three reception rooms including a study perfect for working from home, a cloakroom, and recently refitted kitchen/diner and utility room. Outside the property is accessed via an electric gate which opens to a gravelled driveway to the front of the property which also includes an EV charging point. The driveway extends to the rear of the property where additional parking and a detached double garage is located. The property also boasts a good sized south-westerly facing rear garden which has a large patio seating area accessible from both the lounge and kitchen making it perfect for al-fresco dining and entertaining friends.

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