



Total area: approx. 182.6 sq. metres (1965.8 sq. feet)

- Ground Floor
- Entrance Hall
- Cloakroom
- Study
2.84m (9'4") x 2.75m (9')
- Lounge
6.54m (21'5") x 3.69m (12'1")
- Kitchen/Diner
5.62m (18'5") x 4.53m (14'10")
- Utility Room
2.73m (8'11") x 1.68m (5'6")
- Family Room
5.80m (19') x 4.70m (15'5")
- First Floor
- Landing
- Bedroom 1
4.56m (15') x 3.71m (12'2")
- En-suite Shower Room
- Bedroom 2
3.86m (12'8") x 2.75m (9')
- En-suite Shower Room
- Bedroom 3
3.74m (12'3") x 2.43m (8')
- Bedroom 4
3.75m (12'4") x 1.96m (6'5")
- Bathroom

Outside
The front garden is laid to lawn with a planted border to the front and side. A block paved driveway provides ample off road parking and leads to a garage measuring 5.23m (17'2") x 3.27m (10'9") with an electric roller door, power and lighting. Gated side access leads to a good sized enclosed rear garden which backs onto an open field and is mainly laid to lawn with planted trees and flower beds. The rear garden also benefits from a patio seating area and a large garden cabin measuring 5.84m (19'1") x 4.71m (15'5") which is ideal for working from home or a hobby room with power, lighting and electric wall mounted heaters.

Agents Note
The vendor informs us the following:
The garage has been built with attic trusses and has a Velux window installed for ease of first floor conversion (subject to planning) if required.
The Velux windows in the family room have solar panel powered blinds.
There is plumbing for a water softener.
There are two outside taps – 1 soft water and 1 normal.
Custom fitted blinds to kitchen/diner and family room windows.
Custom made blinds in bathroom and ensuite to bedroom 1.

Further Information
Tenure: Freehold
EPC Rating: B
Council Tax Band: E

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 EXCESS OF
£650,000
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PROPERTY SUMMARY

This one-off, individually designed detached home enjoys a prime position within the well-served village of Somersham. Set back from the road, the property offers an attractive frontage and a spacious approach while remaining conveniently close to village amenities.

Finished to a high specification throughout, the versatile accommodation includes four well-proportioned bedrooms, three modern bathrooms, a generous lounge, a stylish kitchen/diner, study, utility room and cloakroom. A standout feature of the home is the impressive family room, complete with a vaulted ceiling and striking floor-to-ceiling window that frames beautiful views over the westerly facing rear garden and open fields beyond.

Outside, the property provides ample off-road parking via a block-paved driveway, along with a garage featuring an electric roller door. The enclosed rear garden enjoys excellent afternoon and evening sun and includes a large, well-appointed garden cabin, ideal for a home office, studio or hobby room.

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