



Roseholm High Street, Ellington  
Huntingdon

£725,000







# Roseholm High Street

Ellington, Huntingdon

- Four/Five Bedroom Detached Chalet Bungalow
- Landscaped Private Garden
- 0.32 Acre Plot
- Immaculate Condition Throughout
- Ample Off Road Parking
- Rewired Throughout
- Neff Appliances
- Updated UPVC Double Glazing & Heating System
- PodPoint Built in Car Charging Point
- Versatile Accommodation Throughout

'The Collection' by Harvey Robinson Estate Agents are delighted to present this exceptional four/five-bedroom detached chalet bungalow, fully renovated to an outstanding standard and located in the highly sought-after village of Ellington. Beautifully finished throughout, this impressive home offers versatile and spacious accommodation ideal for modern family living.

The property opens with an inviting entrance hall leading into a generous inner hallway. From here, you will find a cloakroom, a family room, and two excellent double bedrooms, both featuring fitted wardrobes. A luxurious, spa-inspired bathroom suite with a separate walk-in shower adds to the ground floor appeal. The heart of the home is the stunning open-plan kitchen/dining/family room, thoughtfully designed and finished to a high specification with Neff built in appliances including two dishwashers, induction hob, double oven and full height fridge and freezer. An inner hallway with stairs rises to the first-floor landing and also provides access to a spacious lounge, perfect for relaxation and entertaining.







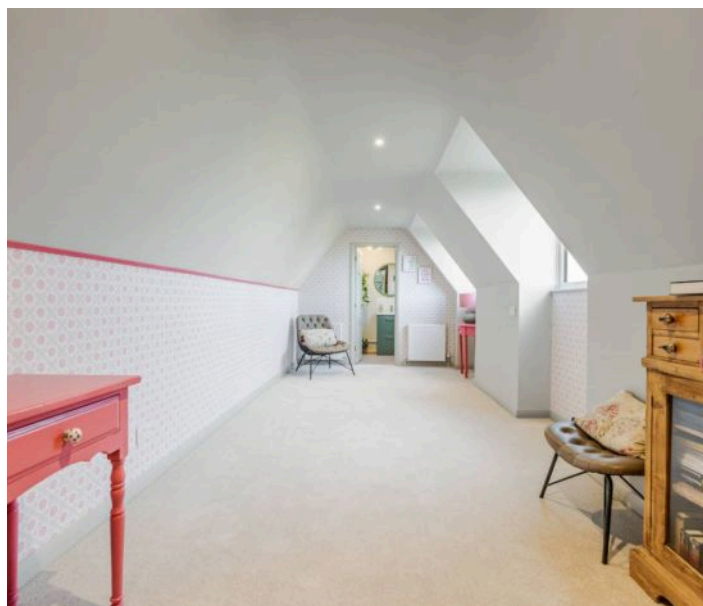


Upstairs, the property continues to impress with two further bedrooms, with one bedroom benefiting from its own private WC and both having beautiful field views.

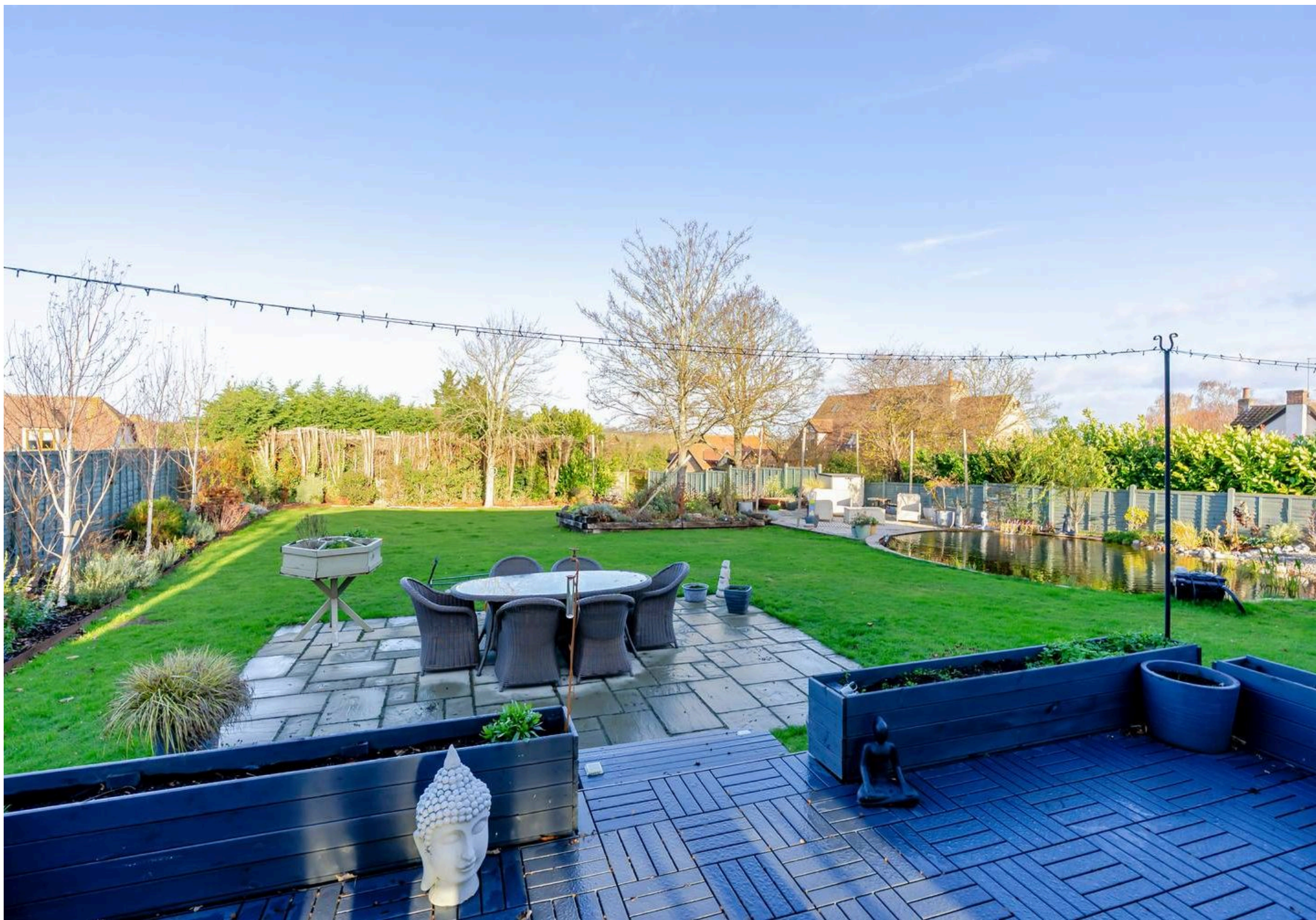
Externally, the home sits proudly on a generous 0.32-acre plot, offering excellent privacy to the rear. The garden has been landscaped and designed to have three separate seating areas. In addition, an area to comfortably sit next to the wildlife pond. Substantial off-road parking to the front for added convenience and a former single garage, accessible from the rear, is currently utilised as a practical storage and utility area.

Other benefits of this home include a new heating system, new fitted insulation, a full rewire throughout and new UPVC double glazing throughout.

This outstanding property must be viewed to be fully appreciated. For more information or to arrange a viewing, please contact our Huntingdon office.















## Roseholm High Street

Ellington, Huntingdon

### FAQS

Tenure: Freehold

Age of Property: 1970's

Council Tax Band: F

Heating Type: Newly fitted LPG heating system in 2023

Vendors Onward Movements: Downsizing

Loft: Part boarded with light & ladder

Car Charging Port: Yes

Primary School Catchment: Spaldwick

Hinchingbrooke School Catchment: Hinchingbrooke

What3Words Location: ///limit.master.freezers

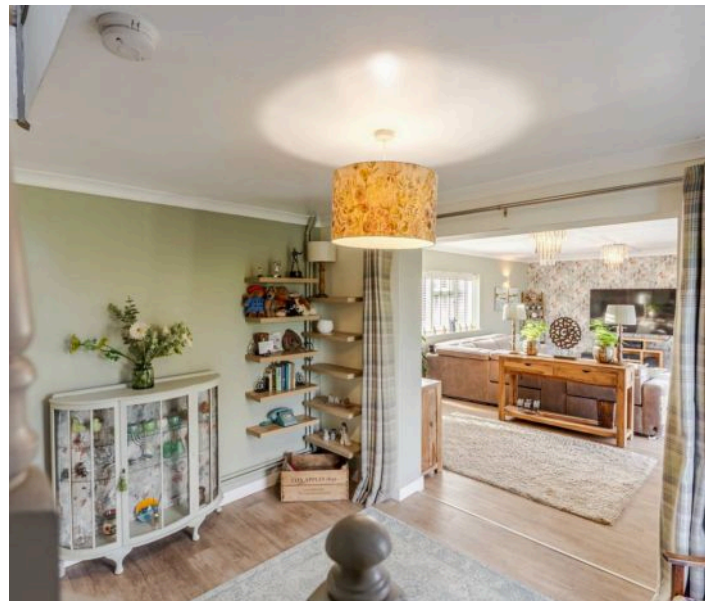
Agent Note: Since the EPC was carried out, extensive works have been carried out.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

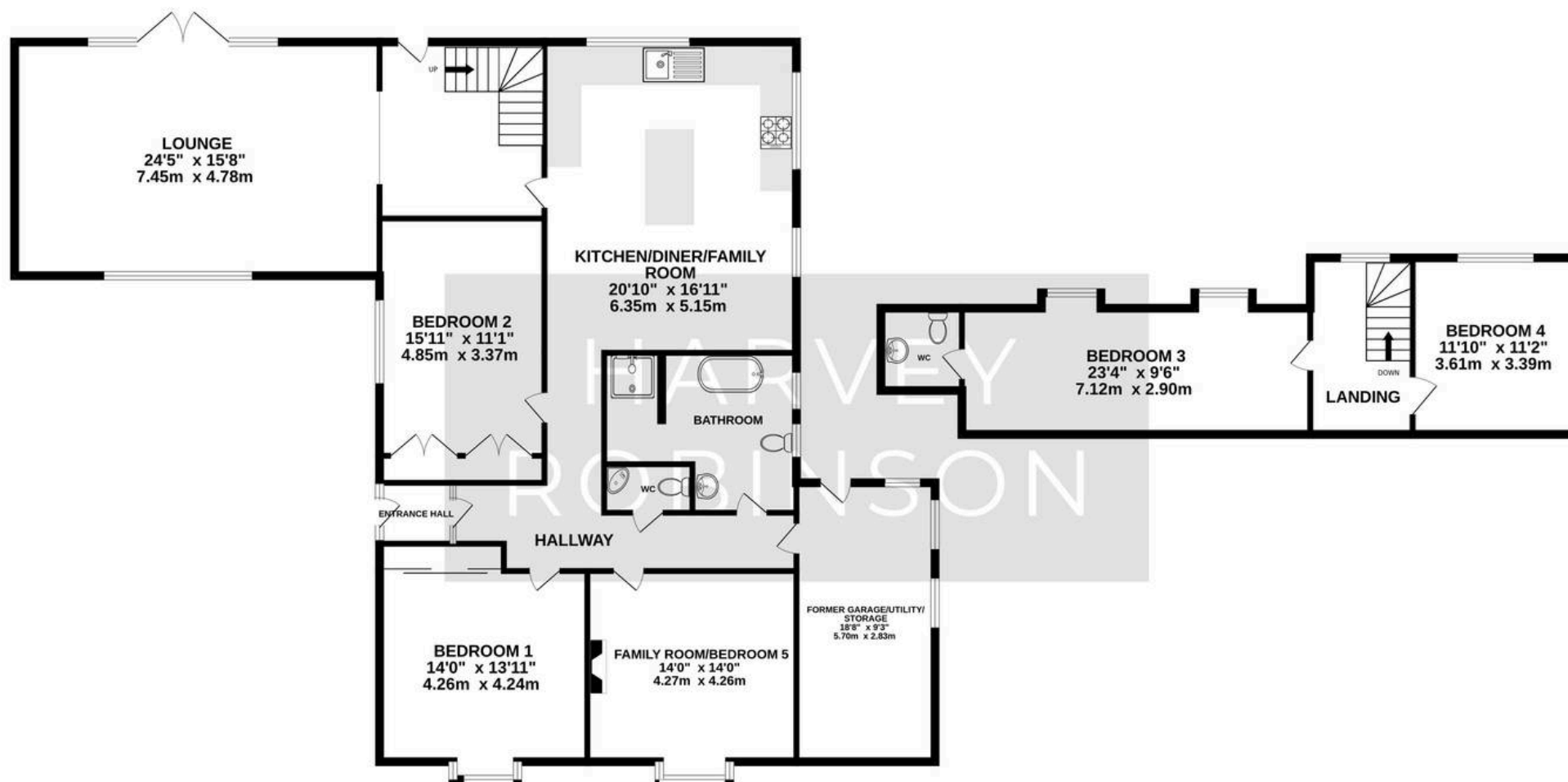
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GROUND FLOOR  
1909 sq.ft. (177.4 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.1 sq.m.) approx.

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## The Collection by Harvey Robinson

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.