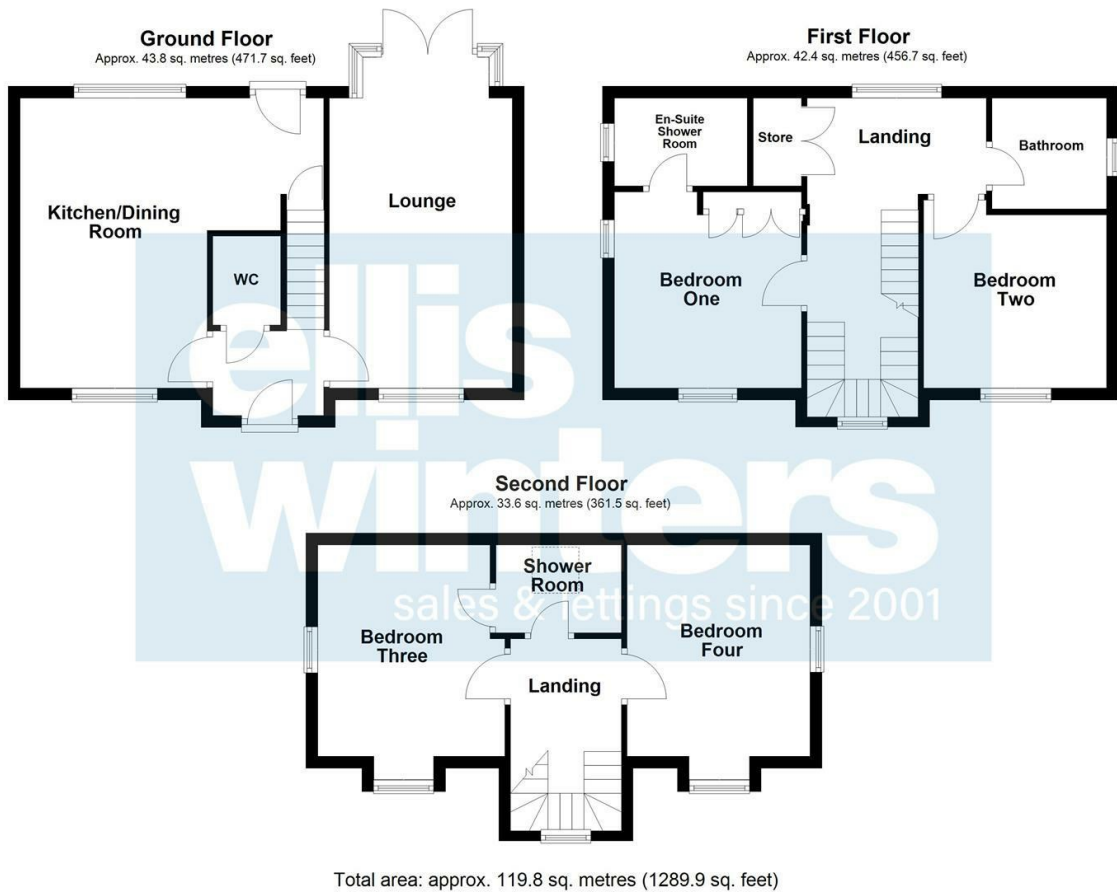




Ground Floor

Entrance Hall

Lounge
5.64m (18'6") max x 3.11m (10'2")

Kitchen/Dining Room
4.95m (16'3") x 2.00m (6'7")

WC

First Floor

Landing
Bedroom One
3.18m (10'5") x 2.00m (6'7")

En-Suite Shower Room

Bedroom Two
3.11m (10'2") x 2.00m (6'7")

Bathroom

Second Floor

Landing

Bedroom Three
3.61m (11'10") x 3.18m (10'5")

Bedroom Four
3.61m (11'10") x 3.11m (10'2")

Shower Room

Outside

The front of the property benefits from a small lawn area with mature shrubs bordering and footpath leading to the front door. A driveway to the side offers parking for two cars, and gated access

to the rear garden. The rear south-eastly facing garden is mainly laid to lawn and with a paved patio area perfect for outdoor dining and a timber shed for storage.

Further Information

Tenure: Freehold
Council Tax: E
EPC: B
Estate Management Charge; £182.46 per annum payable to Hegarty Property Management LTD

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 £66.67 plus VAT (£80) 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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PROPERTY SUMMARY

A superb detached family home in the sought after 'The Spires' development of St Ives. The property benefits from a dual aspect lounge, separate kitchen/dining room and w/c to the ground floor. The first floor presents a bright landing space with storage, Bedroom One with fitted wardrobe and en-suite shower room, Bedroom Two and a family bathroom. Completing the accommodation on the top floor is a further two double bedrooms and a Jack and Jill shower room. Outside, a driveway to the side for two cars and a neat front lawn with mature shrubs bordering. Gated access leads to the generous South-Eastly rear garden which is mainly laid to lawn with a patio seating area and timber storage shed.

4



3



2

