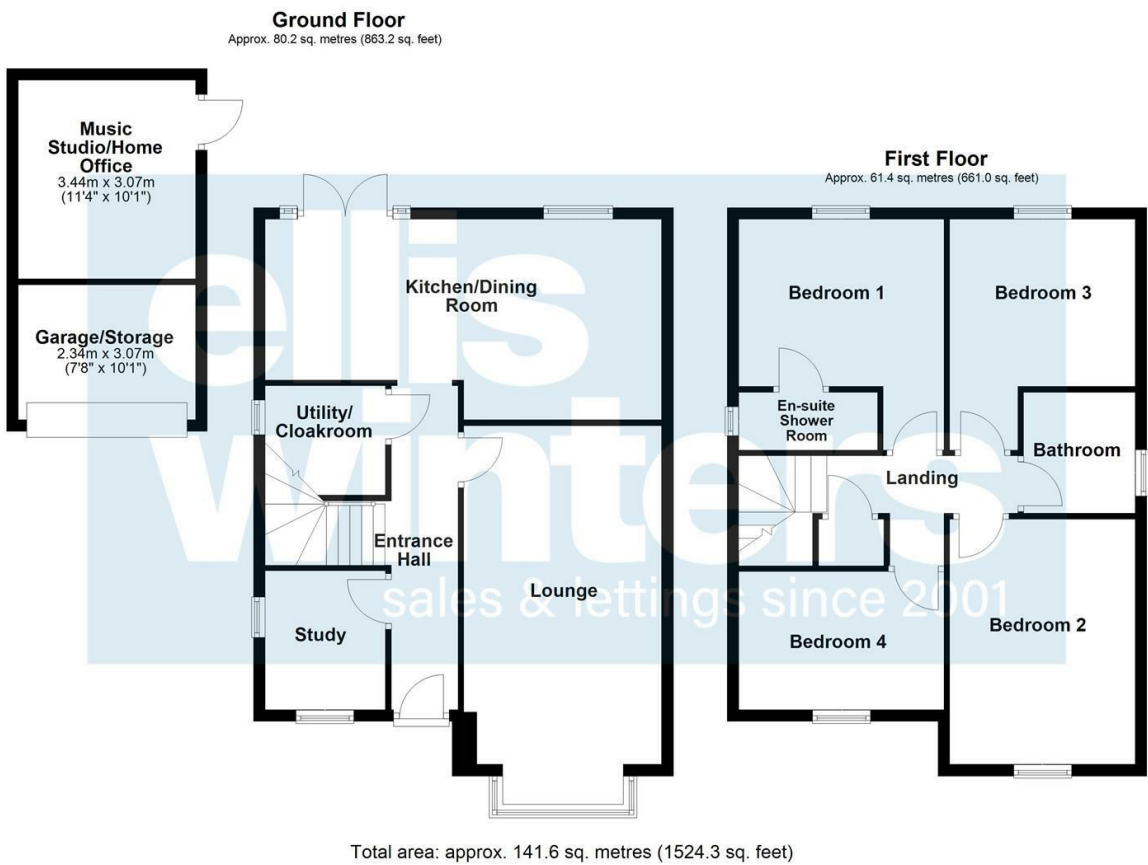




Ground Floor

Entrance Hall

Utility/Cloakroom
2.08m (6'10") x 1.90m (6'3")

Study
2.40m (7'11") x 2.08m (6'10")

Lounge
5.86m (19'3") max x 3.42m (11'3")

Kitchen/Dining Room
6.86m (22'6") x 3.48m (11'5")

First Floor

Landing

Bedroom 1
3.99m (13'1") x 3.50m (11'6")

En-suite Shower Room

Bedroom 2
4.24m (13'11") x 3.21m (10'6")

Bedroom 3
3.99m (13'1") x 3.28m (10'9")

Bedroom 4
3.55m (11'8") x 2.39m (7'10")

Bathroom

Outside
To the front of the property is an enclosed garden, with well-stocked borders. There is a tandem length driveway to the side, providing off-road parking for numerous vehicles. There is a part converted garage, the first part is a Garage/Storage 3.07m (10'1") x 2.34m (7'8") and has power and light connected, the second part is a Music Studio/Home Office 3.44m (11'4") x 3.07m (10'1") which has power and light connected.

To the rear of the property is a generous enclosed rear garden, that is laid mainly to lawn, with a paved patio seating area, a composite decked seating area with pergola over, and mature planted beds and borders.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Estate Management Charge: £304 approx. per annum

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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GUIDE PRICE

£400,000

Fyson Way

Warboys, , PE28 2JJ

PROPERTY SUMMARY

****GUIDE PRICE £400,000 - £425,000****

An immaculately presented, detached family home in a well-serviced village location. This superb property was constructed by Bellway homes, and features an upgraded kitchen/dining room, and utility/cloakroom. There are integrated appliances within the kitchen, there is a generous lounge, a study, four double bedrooms, an en-suite shower room, and a family bathroom. Outside there is a driveway providing tandem length parking for numerous vehicles, a partially converted garage for both storage, and a music studio/home office, and a generous, enclosed rear garden with a feature paved patio and composite decked seating area. A viewing comes highly recommended.

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