



## 9 Colne Road

Bluntisham, Cambs. PE28 3LU

elliswinters & co

Exclusive & New Homes

# Welcome to

## 9 Colne Road

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### Accommodation Summary

Ellis Winters is delighted to welcome you to Colne Road, Bluntisham, a well-proportioned detached bungalow, within a sought-after village location. This unique property has been extended and improved and is nestled among its 0.5-acre plot (STS). The property including its garage and barn measures approx. just over 2,500 SQFT.

This superb home features a large lounge and dining area, three double bedrooms, a study which can be used as a fourth bedroom, a refitted bathroom, a refitted kitchen/breakfast room, a shower room, a conservatory/entrance porch, and a large utility room with a fitted pantry.

Outside, to the front of the property is a generous block paved driveway, providing off-road parking for numerous vehicles that leads to a well-proportioned single garage. There are well-kept mature planted flower bed borders, and gated access to the side that leads to the rear garden. The landscaped and well-kept rear garden is of a split-level design with numerous paved pathways, paved patio seating areas, and a variety of flower beds, vegetable patches, wildflower gardens, and wooded grounds. There are well-kept lawns, a large timber barn, outside lighting and a water supply.

### Ground Floor

#### Conservatory/ Entrance Porch

3.43m (11'3") x 2.90m (9'6")

#### Entrance Hall

#### Shower Room

#### Lounge

5.97m (19'7") x 5.54m (18'2")

#### Dining Area

4.96m (16'3") x 2.69m (8'10")

#### Refitted Kitchen/Breakfast Room

4.23m (13'11") x 3.82m (12'6")

#### Utility Room

3.80m (12'5") x 3.20m (10'6")

#### Lobby

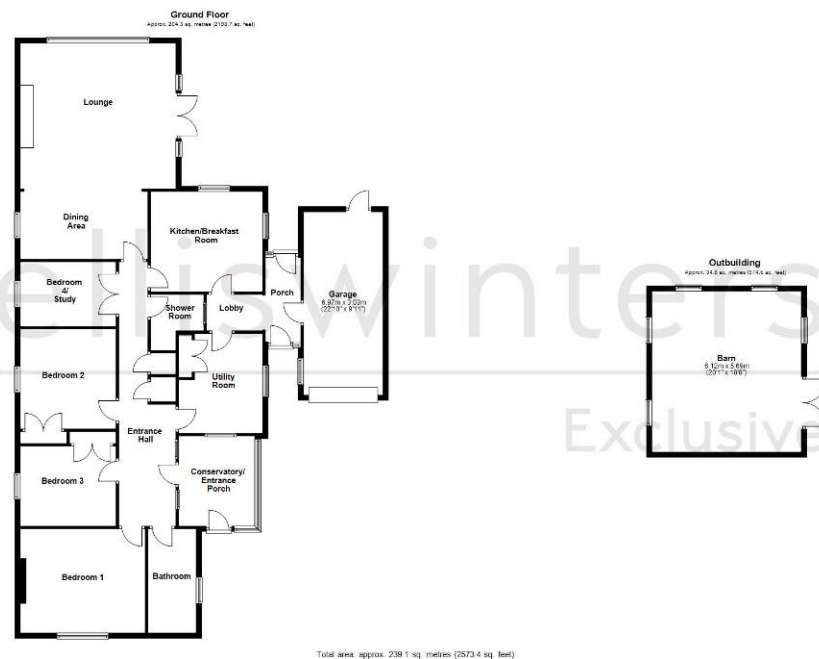
2.14m (7') x 1.46m (4'9")

#### Porch

#### Bedroom 1

4.76m (15'7") x 3.96m (13')





**Bedroom 2**  
3.80m (12'5") x 3.65m (12')

**Bedroom 3**  
3.65m (12') x 3.04m (10')

**Bedroom 4/ Study**  
3.65m (12') x 2.45m (8'1")

**Refitted Bathroom**  
3.96m (13') x 1.84m (6')

### Outside

To the front well-kept flower bed borders, a large block paved driveway and a well-proportioned single garage measuring approx. 6.97m (22'10") x 3.03m (9'11") and has power and light connected.

To the rear is a split-level, well-kept generous garden with various lawn areas, flower bed borders, trees, shrubs, paved pathways, paved patio seating areas, a timber constructed barn measuring approx. 6.12m (20'1") x 5.69m (18'8") with power and light connected, a garden shed and a greenhouse.

### Further Information

Tenure: Freehold  
Council Tax Band: E  
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 £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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