



Total area: approx. 190.7 sq. metres (2052.7 sq. feet)

Ground Floor

Entrance Hall

Shower Room

Hallway

Lounge
6.84m (22'5") x 3.95m (13')

Dining Room
3.66m (12') x 3.02m (9'11")

Refitted Kitchen
4.65m (15'3") x 2.70m (8'10") max

Utility Room
2.24m (7'4") x 2.09m (6'10")

Side Porch

First Floor

Landing

Bedroom 1
4.74m (15'7") max x 2.93m (9'8")

En-suite Bathroom

Bedroom 2
3.87m (12'8") x 3.71m (12'2")

Bedroom 3
3.03m (9'11") max x 2.85m (9'4")

Bedroom 4
3.71m (12'2") x 2.39m (7'10")

Refitted Shower Room

Outside

The property is situated on a plot measure approximately 1/5 acre (sts). A five bar gate provides access to a generous gravel driveway providing ample off road parking. The driveway leads to a detached double garage measuring 5.41m (17'9") x 5.26m (17'3") with an electric up and over door, power, lighting and a pedestrian side door. The good sized and mature southerly facing rear garden is mainly laid to lawn and benefits from an extensive patio seating area. Located at the rear of the garden is the purpose built pool house/annex and the 6m swim spa.

Annex/ Pool House

Open Plan Living/Kitchenette
4.68m (15'4") x 3.49m (11'5")

Shower Room

Swim Spa

The swim spa is a Passion Spa Aquatic 2 measuring L600 x W228 x H126 cm with 2 lounge seats, 38 jets and swim area. Full information can be made available on request.

Further Information

Tenure: Freehold
EPC Rating: D
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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GUIDE PRICE

£550,000

High Street

Needlingworth, Cambs, PE27 4SA

PROPERTY SUMMARY

****GUIDE PRICE £550,000 TO £560,000****

Ellis Winters are delighted to offer this non estate, detached family home, situated on a fifth of an acre plot (sts) in the popular village of Needingworth. The accommodation briefly comprises, four double bedrooms, a refitted shower room, an en-suite bathroom, a ground-floor shower room, two reception rooms, a refitted kitchen, and a utility room. Outside the property boasts a purpose built pool house which could easily be utilised as an annex. The pool house services a 6m swim spa situated at the bottom of the good sized southerly facing rear garden. The front of the property provides ample off road parking with the driveway leading to a detached double garage. A viewing is essential to fully appreciate this individual detached home along with its standout outside features.

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