



Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

A rarely available detached family home in a sought-after cul-de-sac location within a popular village location. This superb property is within walking distance to local amenities and public transport links, it is a short drive to main road links to both the south and the north, and to local primary and secondary schools. Huntingdon's main line train station is also a short drive away. The property features accommodation comprising of an entrance hall, cloakroom, two reception rooms, a kitchen/breakfast room, a utility room, four generous bedrooms, an en-suite shower room, and a family bathroom. Outside there are front and rear gardens, a driveway, and a double garage.

garage with two up-and-over doors, personal door to the rear and a window to the side, with power and light connected. The garden is part hedgerow enclosed, with mature plants, shrubs and trees, and laid mainly to gravel. There is a gate that leads to the rear garden.

To the rear of the property is a generous garden that is laid mainly to gravel with a large, paved patio seating area, there are various trees, shrubs and planted borders.

Further Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: D

Agents Note:
The property benefits from air conditioning fitted in bedroom one

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.

Ground Floor

Entrance Hall

WC

Kitchen/Breakfast Room
4.15m (13'7") x 2.85m (9'4")

Utility Room
2.01m (6'7") x 1.73m (5'8")

Dining Room
3.21m (10'6") x 3.10m (10'2")

Lounge
6.03m (19'9") x 3.42m (11'3")

First Floor

Landing

Bedroom 1
4.22m (13'10") x 3.28m (10'9")

En-suite Shower Room

Bedroom 2
3.54m (11'7") x 3.26m (10'8")

Bedroom 3
3.54m (11'7") x 2.74m (9')

Bedroom 4
3.15m (10'4") x 3.14m (10'4")

Bathroom

Outside

To the front of the property is a driveway providing off-road parking for two vehicles, and leads to a double

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



ellis winters
sales & lettings since 2001

£525,000

Manor Close

Brampton, Cambridgeshire, PE28 4UF

PROPERTY SUMMARY

A rarely available detached family home in a sought-after cul-de-sac location within a popular village location. This superb property is within walking distance to local amenities and public transport links, it is a short drive to main road links to both the south and the north, and to local primary and secondary schools. Huntingdon's main line train station is also a short drive away. The property features accommodation comprising of two reception rooms, a kitchen/breakfast room, a utility room, a cloakroom, four generous bedrooms, an en-suite shower room, and a family bathroom. Outside there are front and rear gardens, a driveway, and a double garage. A viewing comes highly recommended to appreciate this property.

4



2



2

