



Total area: approx. 172.2 sq. metres (1853.1 sq. feet)

Ground Floor

Entrance Hall
7.43m (24'5") x 2.72m (8'11")

Cloakroom

Study
2.93m (9'7") x 2.08m (6'10")

Lounge
5.25m (17'3") x 3.91m (12'10")

Refitted Kitchen/Dining/Family Room
7.43m (24'5") x 3.44m (11'3")

Conservatory
5.50m (18') x 3.15m (10'4")

First Floor

Landing

Bedroom 1
4.21m (13'10") x 3.28m (10'9")

En-suite Shower Room

Bedroom 2
4.02m (13'2") x 2.93m (9'7")

Bedroom 3
3.90m (12'10") max x 3.32m (10'11")

Bedroom 4
3.04m (9'11") x 2.88m (9'5")

Refitted Bathroom

Outside

To the front of the property there is a driveway that leads to a garage which has been partially converted, featuring a utility room to the rear. The front garden is laid to lawn with hedged bordering, and there is a gate to the side providing access to the rear garden.

To the rear of the property is a generous, private enclosed garden that is laid mainly to lawn, with mature, well-stocked beds and borders, raised planters, a bespoke water feature, a small timber decked seating area, and a large wrap-around timber decked seating area.

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 £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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



£445,000

Pasture Close

Warboys, PE28 2RB

PROPERTY SUMMARY

An immaculately presented, detached family home, in a cul de sac position, and within a popular, well-serviced village location. This stunning home features a large open plan, refitted kitchen/dining/family room with some integrated appliances, a lounge, a study, a large conservatory, a cloakroom, four generous bedrooms, an en-suite shower room, and a refitted family bathroom. There is a generous, well-maintained garden with various decked seating areas to the rear, a driveway, a garage, a utility room, and the front garden offers the potential to create further off-road parking.

4



2



2

