

# £240,000

Honeysuckle Close, Wimblington, Cambridgeshire

PE15 0WU

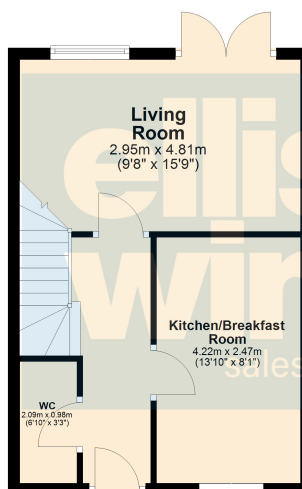


To arrange a viewing call us now on 01354 694900

BEAUTIFULLY PRESENTED and finished to a high standard throughout, this IMPRESSIVE three bedroom mid terrace home offers stylish and comfortable accommodation, further enhanced by the remainder of the NHBC warranty. At the heart of the property is a stunning kitchen/diner, thoughtfully designed with attractive feature tiling, while the cosy living room provides a welcoming retreat and enjoys lovely views over the beautifully LANDSCAPED rear garden. Upstairs, the property continues to impress with three well proportioned bedrooms and a modern family bathroom, all finished with the same attention to detail seen throughout. Externally, the home benefits from convenient off road parking and a meticulously maintained garden, making this an exceptional home perfectly suited to families, first time buyers, or those seeking a stylish, ready to move into property.

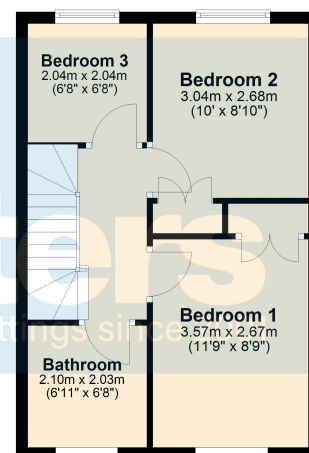
#### Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



#### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 65.5 sq. metres (705.5 sq. feet)

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## GROUND FLOOR

### Kitchen/Breakfast Room

4.22m (13'10") x 2.47m (8'1")

Fitted with a matching range of wall and base units with wooden worktops, integrated dishwasher and washing machine, space for fridge/freezer, double electric oven and four ring gas hob with extractor over, wall mounted gas boiler, window to front.

### Living Room

4.81m (15'9") x 2.95m (9'8")

Window to rear, double doors out to rear garden.

### WC

2.09m (6'10") x 0.98m (3'3")

Fitted with a low level wc and hand wash basin.



## FIRST FLOOR

### Bedroom 1

3.57m (11'9") x 2.67m (8'9")

Window to front, fitted wardrobe.

### Bedroom 2

3.04m (10') x 2.68m (8'10")

Window to rear.



### Bedroom 3

2.04m (6'8") x 2.04m (6'8")

Window to rear.

### Bathroom

2.10m (6'11") x 2.03m (6'8")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to front.



## OUTSIDE

The rear garden has been beautifully landscaped with porcelain tiled patio, ornamental pond, raised flower/shrub border, lawn and feature tree.



There are two allocated parking spaces in tandem.

## SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

## Freehold

Fenland District Council tax band B  
Energy rating B

## 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 plus VAT per transaction (£48 inc VAT), 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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