



**Ground Floor**

Entrance Hall

Refitted Cloakroom

Lounge

5.13m (16'10") max x 4.99m (16'4")

Dining Room

3.54m (11'7") x 3.53m (11'7")

Study

2.74m (9') x 2.00m (6'7")

Kitchen

4.62m (15'2") x 2.98m (9'9")

Refitted Utility Room

2.98m (9'9") x 1.56m (5'1")

**First Floor**

Landing

Bedroom 1

5.41m (17'9") max x 3.09m (10'1")

Refitted En-suite Shower Room

Bedroom 2

4.48m (14'8") x 2.45m (8')

Bedroom 3

4.46m (14'8") x 2.56m (8'5")

Refitted Bathroom

**Outside**

To the front of the property is a generous block paved driveway providing off-road parking for several vehicles, that leads to a double garage. The double garage has power and light connected and two electric roller doors. There are artificial lawn areas, and a further lawn area. There is an additional gated access to the rear of the garage

providing further off-road parking.

To the rear of the property is a generous garden laid mainly to lawn with planted borders and a raise bed, there is a Garden Room that offers a wealth of uses, and a storage area. There is an additional timber shed to the side of the property.

To the side of the property is a block paved pathway, raised planters, a covered oil tank, the additional gravelled parking area, and artificial lawn.

**Further Information**

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Heating: Oil Fired Central Heating

Solar Panels: The property benefits from some solar panels for electricity only

**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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OFFERS OVER

**£500,000**

**Warboys Road**

Old Hurst, Cambridgeshire, PE28 3AA

## PROPERTY SUMMARY

**\*\*OFFERS CONSIDERED BETWEEN £500,000 and £525,000\*\***

A rarely available, and individual detached family home in a sought-after village location. This superb home was constructed about 30 years ago, and features three reception rooms, three double bedrooms, a refitted en-suite shower room, bathroom, cloakroom, and utility room, a kitchen, a generous driveway, double garage, and additional secure parking, and a generous enclosed rear garden. The property is offered with no onward chain, and a viewing comes highly recommended.

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