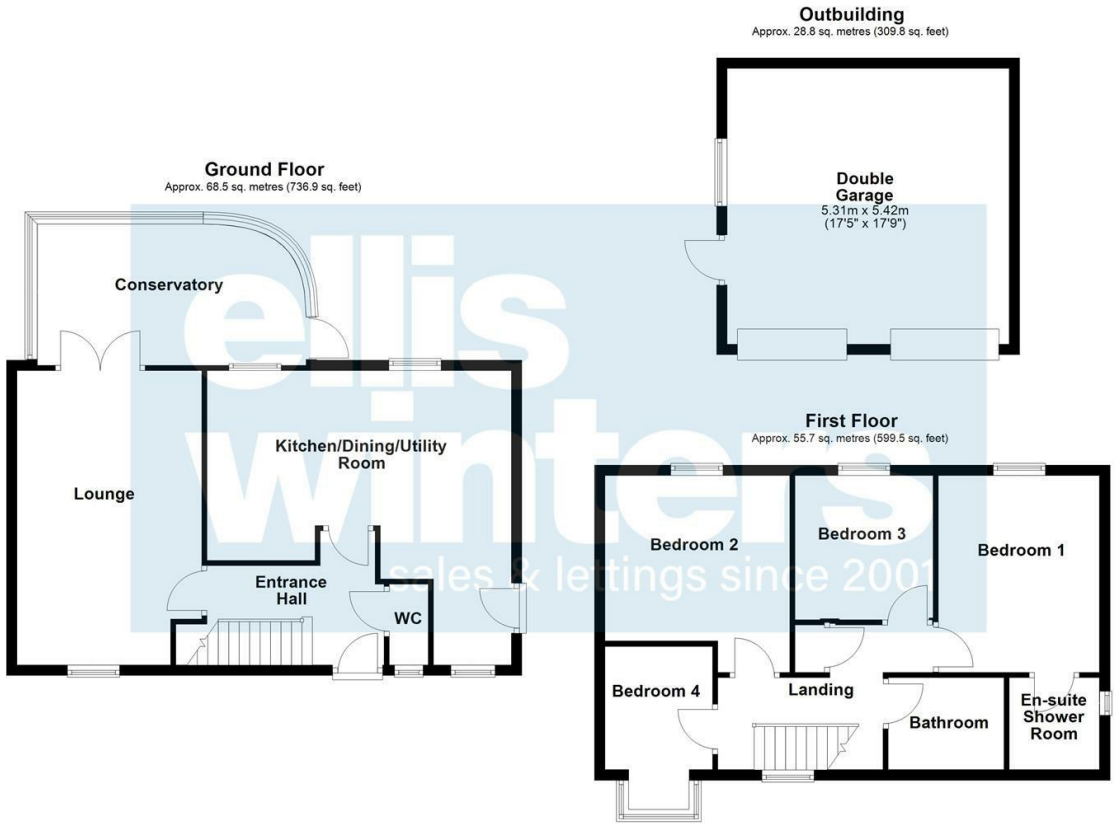

Total area: approx. 152.9 sq. metres (1646.2 sq. feet)

Ground Floor

Entrance Hall

WC

Lounge
5.66m (18'7") max x 3.55m (11'8")

Kitchen/Dining/Utility Room
5.85m (19'2") x 5.66m (18'7")

Conservatory
5.16m (16'11") x 2.72m (8'11")

First Floor

Landing

Bedroom 1
3.79m (12'5") x 3.49m (11'5")

En-suite Shower Room

Bedroom 2
3.79m (12'5") x 3.55m (11'8")

Bedroom 3
2.78m (9'1") x 2.66m (8'9")

Bedroom 4
2.37m (7'9") max x 2.06m (6'9")

Bathroom

Outside
To the front of the property is a garden that is laid mainly to lawn with mature trees and shrubs, with a paved pathway, and gates to both sides. There is a driveway providing off-road parking for up to four vehicles that leads to a detached double garage that measures approx. 5.42m (17'9") x 5.31m (17'5") and has power and light connected.
To the rear of the property is an enclosed garden laid to lawn with slate borders and paved patio seating areas, mature trees, and plants.

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

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 £66.67 plus VAT (£80) 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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PROPERTY SUMMARY

A very well-presented, detached family home, in a popular location, and within walking distances from schools, amenities, and public transport links to the Guided Busway to Cambridge. This superb home features a refitted, open plan kitchen/dining/utility room, with some integrated appliances, a modern WC, a lounge, and a conservatory. To the first floor, there are four good-sized bedrooms, a modern family bathroom, and a refitted en-suite shower room. Outside there is a driveway for up to four vehicles, a detached double garage, a front garden with mature borders, and an enclosed rear garden.

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