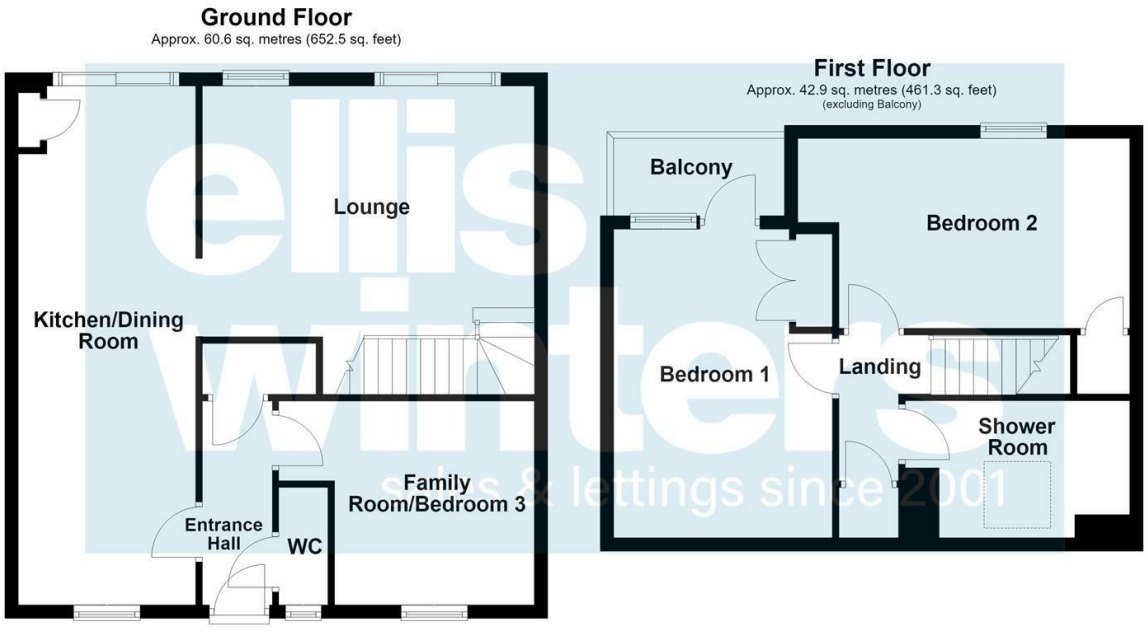


Total area: approx. 103.5 sq. metres (1113.8 sq. feet)

SOLD SOLD SOLD. Sold before coming on to the open market.

SOLD STC BEFORE COMING TO THE OPEN MARKET. If selling your home using our 'Discreet Marketing Service' is of interest to you, please get in touch to discuss your selling needs.

An immaculately presented, two/three bedroom home in a sought-after location, within a private development, and in one of the areas prime locations. This stunning property features a generous refitted kitchen/dining room with integrated appliances, a generous lounge, a family room/bedroom three, a cloakroom, two generous bedrooms, a refitted shower room, and a balcony/terrace off of the principle bedroom with superb views over the garden and communal garden. Outside there is a well-maintained front and rear gardens with mature borders and covered seating area, and the rear garden opens onto the well-kept communal garden. A short walk from the property is access to the garage en-block with allocated parking space, and three visitor parking spaces.

Ground Floor

Entrance Hall

WC

Family Room/Bedroom 3
3.84m (12'7") x 3.07m (10'1")

Kitchen/Dining Room
7.81m (25'8") x 2.67m (8'9")

Lounge
4.99m (16'4") x 4.64m (15'3") max

First Floor

Landing

Bedroom 1
4.65m (15'3") x 3.29m (10'9")

Bedroom 2
4.99m (16'4") x 2.86m (9'5")

Shower Room
3.37m (11'1") x 2.06m (6'9")

Outside

To the front of the property are well-kept lawns, and a short walk there is a garage en-block, allocated parking for a vehicle, and three visitor parking spaces.

To the rear is a part enclosed, well-kept garden, with feature beds and borders, laid mainly to lawn, with a paved patio seating area, and opening onto the well-kept and maintained communal garden.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Development Charge: The property has a small annual fee of £200 payable to the Norman Court Residence Association. This contributes to maintenance of communal areas, including a communal garden, road, trees and public liability insurance. Speak to a member of the St Ives team for more information

Agents Note: The property is affiliated to an employee of Ellis Winters

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 + 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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



Price On Application
Norman Court
Hemingford Grey, , PE28 9BQ

PROPERTY SUMMARY

SOLD SOLD SOLD. Sold before coming on to the open market. An immaculately presented, two/three bedroom home in a sought-after location, within a private development, and in one of the areas prime locations. This stunning property features a generous refitted kitchen/dining room with integrated appliances, a generous lounge, a family room/bedroom three, a cloakroom, two generous bedrooms, a refitted shower room, and a balcony/terrace off of the principle bedroom with superb views over the garden and communal garden. Outside there is a well-maintained front and rear gardens with mature borders and covered seating area, and the rear garden opens onto the well-kept communal garden. A short walk from the property is access to the garage en-block with allocated parking space, and three visitor parking spaces.

2

1

1













