



Ground Floor

Entrance Hall

Lounge
9.08m (29'10") x 3.61m (11'10")

Kitchen/Dining Room
5.65m (18'7") x 4.22m (13'10")

Utility Room
3.01m (9'11") x 2.09m (6'10")

Bedroom 3
4.01m (13'2") x 3.01m (9'11")

Inner Hallway

Bedroom 1
4.47m (14'8") x 3.00m (9'10")

En-suite Shower Room
2.07m (6'10") x 1.69m (5'7")

Bedroom 2
3.66m (12') max x 3.46m (11'4")

Bedroom 4
3.71m (12'2") x 3.03m (9'11") max

Bathroom

Outside

To the front of the property there is a gravelled driveway, a timber fence and gate, providing access to a further driveway providing off-road parking for numerous vehicles. This leads to a garage measuring approx. 4.94m (16'3") x 2.81m (9'3") and has power and light connected. There are a paved pathway and mature borders, and gates to both the side and rear garden. To the rear of the property is a handsome well-maintained garden, sitting on approx. 0.6 of an acre. The garden has several paved patio seating areas, it is laid mainly to lawn with mature borders, trees, and shrubs, there is a tree house, a couple of greenhouses, and a twin stable block. The property also benefits from a garden room measuring approx. 5.24m (17'2") x 4.05m (13'4") that has power and light connected. The rear garden also provides access to the Annex. This is equipped with power and lighting, a ground floor shower room, and a first-floor family room/studio with a picture window for views over the garden.

Annex
7.33m (24'1") x 3.14m (10'4")

Shower Room
2.49m (8'2") x 2.34m (7'8")

Annex First Floor

Annex Room/Studio
7.33m (24'1") x 3.45m (11'4")

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Agents Note: The property benefits from air conditioning in bedroom one and the lounge, and there are PV solar panels with a payback tariff in place, currently covering gas and electricity bills (confirmed by the vendor)

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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



ellis winters
sales & lettings since 2001

OFFERS IN EXCESS OF
£650,000
Colnefields
Somersham, PE28 3DL

PROPERTY SUMMARY

An impressive detached bungalow, in a sought-after location, on handsome plot of approx. 0.6 of an acre, and offered with no onward chain. This superb home offers a wealth of potential from its current accommodation, to multi-generational living, and the possibility to add/improve further (STP). The accommodation in brief comprises of an entrance hall, an inner hallway, a large lounge with feature woodburning stove, and bespoke storage/media wall, a modern kitchen/dining room, four double bedrooms, an en-suite shower room, a four piece family bathroom, and a utility room. Outside, there is plenty of room to entertain family and friends, with the multiple patio seating areas, a tree house, and a garden. There is a two-storey annex with a modern ground floor shower room, a garage, plenty of off-road parking and a twin stable block. A viewing comes highly recommended to really appreciate the uniqueness and what the property has on offer.

5



3



2

