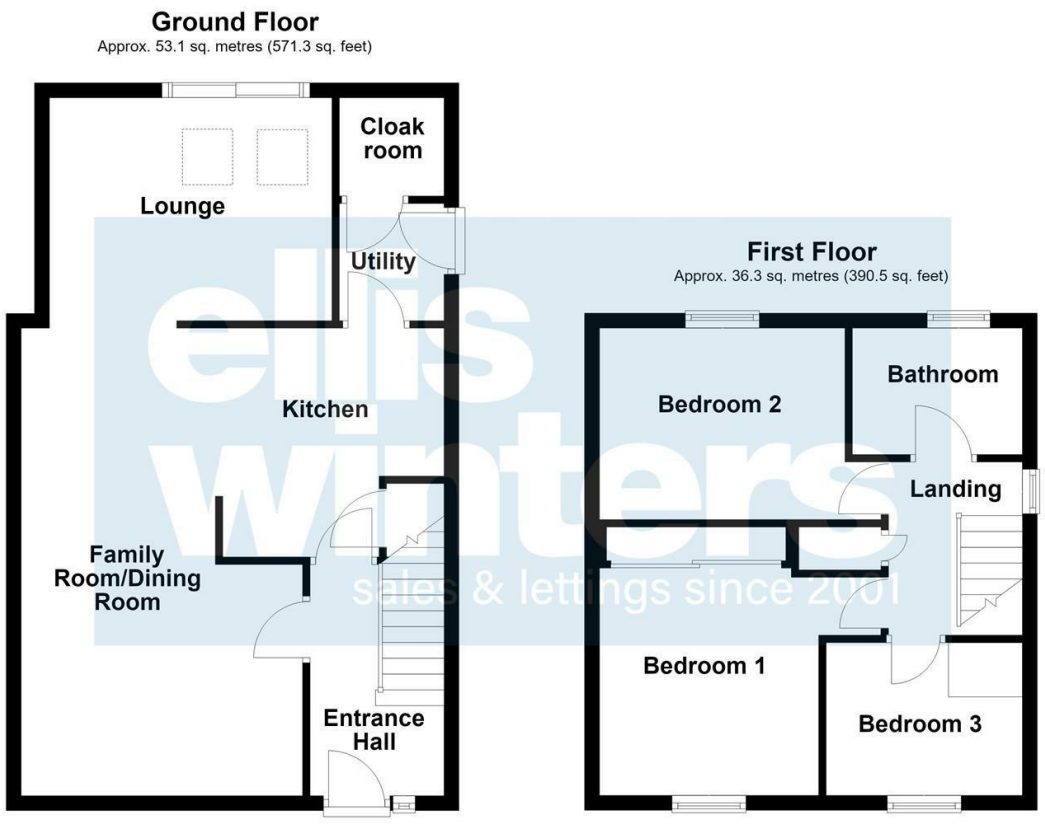

Total area: approx. 89.4 sq. metres (961.8 sq. feet)

Ground Floor

Entrance Hall

Lounge
3.82m (12'6") x 3.08m (10'1")

Family Room/Dining Room
6.33m (20'9") x 3.81m (12'6")

Refitted Kitchen
3.10m (10'2") x 2.99m (9'10") max

Utility

Cloakroom

First Floor

Landing

Bedroom 1
3.81m (12'6") x 3.63m (11'11")

Bedroom 2
3.81m (12'6") x 2.62m (8'7")

Bedroom 3
2.65m (8'8") x 2.07m (6'9")

Refitted Bathroom

Outside

To the front of the property is a gravelled driveway providing off-road parking for up to two vehicles, a single garage, a garden that is laid to lawn with mature plants, and a paved pathway to the side.

To the rear of the property is an enclosed garden that is laid mainly to lawn with mature, well-stocked borders, a feature pond with a fountain, a paved patio seating area, a timber decked seating area with pergola over, and mature hedge row.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: C

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.

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Greenfields

St. Ives, , PE27 5HB

PROPERTY SUMMARY

A very impressive and immaculately presented, semi-detached home, nestled at the bottom of a popular cul-de-sac location. This stunning home has been thoughtfully extended and modernised throughout. The property also offer's a sense of open elements with its reconfiguration. The property features a refitted kitchen with integrated appliances and under counter lighting, a generous family/dining room, a lounge, a utility area, and a cloakroom. There are three good-sized bedrooms, and a refitted bathroom. Further upgrades include flooring throughout, Oak veneer doors throughout, and an Oak banister and grab rail. Outside there is an enclosed rear garden with a paved patio seating area, a timber decked seating area with feature pergola over, a pond with a fountain, mature well-stocked borders, and hedge row. To the front of the property is a gravelled driveway, a garage, and access to the side. A viewing comes highly recommended to appreciate the effort and quality throughout this home.

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