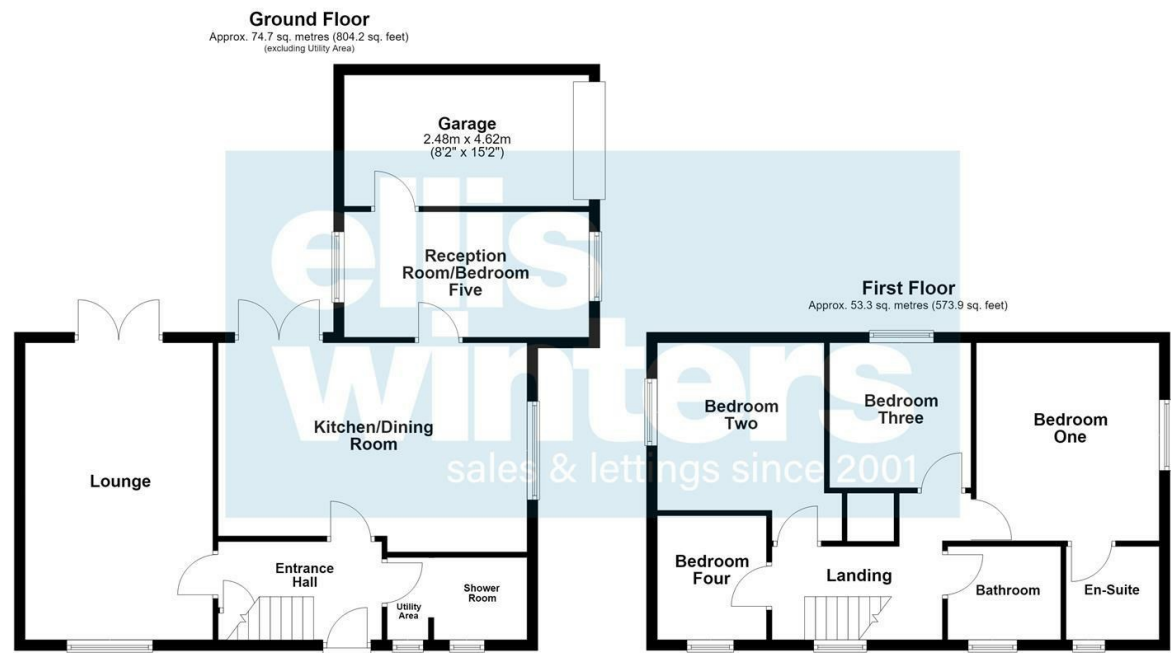




Total area: approx. 128.0 sq. metres (1378.2 sq. feet)

Ground Floor

Entrance Hall

Lounge
5.61m (18'5") x 3.54m (11'7")

Kitchen/Dining Room
5.83m (19'1") x 3.95m (13')

Reception Room/ Bedroom Five
4.62m (15'2") x 2.38m (7'10")

Shower Room

Utility Area

First Floor

Landing

Bedroom One
3.75m (12'3") x 3.51m (11'6")

En-Suite

Bedroom Two
3.75m (12'3") x 3.15m (10'4")

Bedroom Three
2.74m (9') x 2.67m (8'9")

Bedroom Four
2.34m (7'8") x 2.06m (6'9")

Bathroom

Outside

The front garden is laid to lawn with a variety of mature shrubs and plants boarding the house, and a mature hedge at the front providing a good degree of privacy. A driveway provides

off road parking comfortably for 3 cars and leads to a single garage with an up and over door. There is also gated side access leading to the rear garden, benefiting from a decked patio area, lawn, boarded with mature shrubbery and a stoned footpath leading to the front.

Further Information

Tenure: Freehold
Council Tax: D
EPC: 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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OFFERS IN EXCESS OF

£475,000

Hill Rise

St. Ives, , PE27 6SP

PROPERTY SUMMARY

A thoughtfully renovated, modern detached family home in the popular town of St Ives. The downstairs accommodation is finished with LVT herringbone flooring and underfloor heating and comprises of a bright entrance hallway with storage, modern kitchen/dining room with integral appliances and a media wall, a dual aspect lounge complete with a media wall, a versatile reception room or fifth bedroom and a downstairs utility & shower room. Upstairs four well proportioned bedrooms, an en-suite shower room to bedroom one and family bathroom complete the accommodation. Outside the property benefits from off road parking comfortably for three cars and a single garage benefiting from power and light with an up and over door. The front garden is enclosed with a mature hedge and has lawn and a variety of mature shrubs and plants bordering the house. Gated access leads to the southerly facing garden which has a raised decked patio perfect for outdoor dining, a lawn area and further mature shrubs and heading boarding. Located a short distance from local schools, amenities and the town centre, this home is move in ready and would make an ideal family home. Viewings come highly recommended.

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