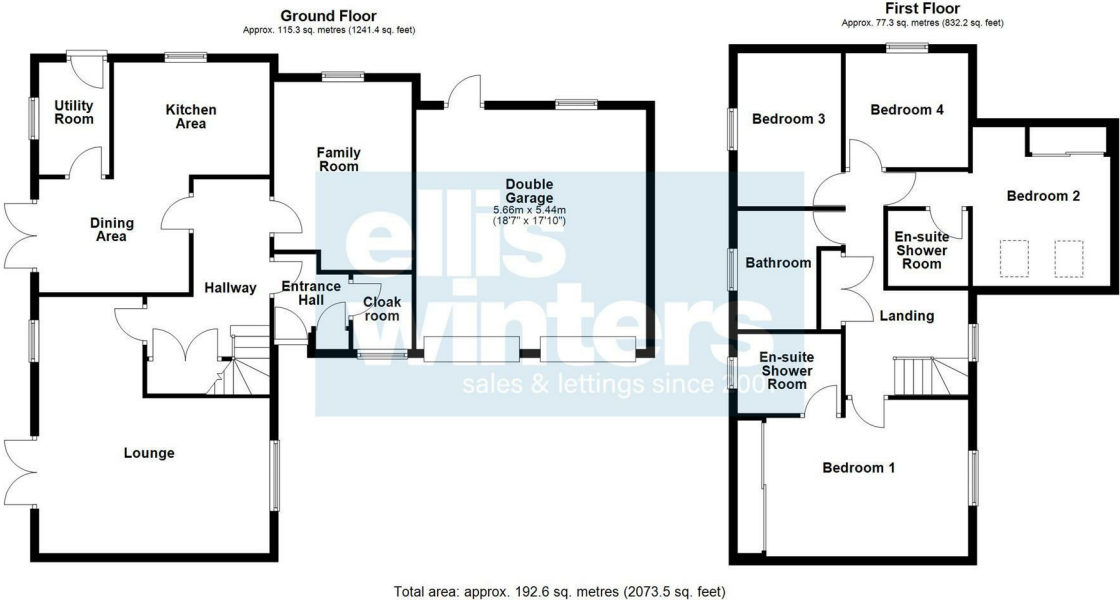




- Ground Floor
- Entrance Hall
- Cloakroom
- Hallway
- Lounge
6.07m (19'11") x 5.45m (17'11")
- Family Room
4.45m (14'7") max x 3.26m (10'8")
- Modern Kitchen Area
3.65m (12') x 2.66m (8'9")
- Dining Area
3.55m (11'8") x 2.68m (8'10")
- Utility Room
2.66m (8'9") x 1.67m (5'6")
- First Floor
- Landing
- Bedroom 1
5.45m (17'11") x 3.71m (12'2") max
- Refitted En-suite Shower Room
- Bedroom 2
3.76m (12'4") x 3.26m (10'8")
- En-suite Shower Room
- Bedroom 3
3.63m (11'11") x 2.45m (8')
- Bedroom 4
2.90m (9'6") x 2.71m (8'11")
- Bathroom
- Outside
To the front of the property is an open-plan

garden that is laid mainly to lawn, with mature laurel hedging, a paved pathway, a gate to access the side/rear, and a large driveway that leads to a double garage. The double garage has power and light connected, a window and door to rear, and battery storage for the solar panels. To the rear and side of the property are enclosed gardens, with large, paved pathways, patio seating areas, large lawn areas, and established mature flower bed borders.

Further Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: TBC
Agents Note: The property benefits from fitted solar panels with battery storage

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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



PROPERTY SUMMARY

This rarely available detached family home is positioned within a sought-after cul-de-sac and a well-serviced village location. This superb home features well-proportioned rooms throughout, two reception rooms, a modern kitchen, four good-sized bedrooms, a refitted en-suite shower room, a second en-suite shower room, and a family bathroom. The property also occupies a handsome plot, with a large driveway and a double garage. A viewing comes highly recommended.

4



3



2



