



Ground Floor

Entrance Hall

Lounge
5.06m (16'7") x 3.70m (12'2")

Kitchen/Dining Room
5.84m (19'2") x 3.76m (12'4")

Utility Room
2.11m (6'11") x 1.80m (5'11")

WC

First Floor

Landing

Bedroom 1
4.00m (13'2") x 3.70m (12'2")

En-suite Shower Room

Bedroom 2
4.55m (14'11") x 3.42m (11'3") max

Bedroom 3
3.70m (12'2") x 3.62m (11'11")

Bedroom 4
3.46m (11'4") x 3.10m (10'2")

Bathroom

Outside

To the front of the property is blocked paved driveway providing off-road parking for several vehicles, this leads to an integral garage that measures approx. 6.13m (20'1") x 3.01m (9'11") and features an up and over door, power and light connected. The front garden is laid mainly to lawn, with established borders, there is a paved pathway, and gated access to the side.

To the rear of the property is a generous,

enclosed garden, that is laid mainly to lawn with paved pathways, paved patio seating, a composite decked seating area, mature trees, and raised planters.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Estate Charge: Approx. £190 per annum

Agents Note: There is preservation orders on some of the trees in the rear garden

Developer Incentive: Should a buyer complete by the 19th December, the developer with gift them with £2,000 John Lewis vouchers

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

£524,950

Wilson Way

St. Ives, Cambridgeshire, PE27 6TG

PROPERTY SUMMARY

****Developer Incentive: Should a buyer complete by the 19th December, the developer will gift them with £2,000 John Lewis vouchers****

An immaculately presented, detached home in a prime location, within a sought-after development, and within walking distance of St Ives town centre and the Thicket path to Houghton. This stunning home features a generous lounge, a generous kitchen/dining room with some integrated appliances, a utility room, and a cloakroom. There are four double bedrooms, two with fitted wardrobes, an en-suite shower room, and a family bathroom. The property benefits from a driveway, garage, and a generous enclosed rear garden. Offered with no onward chain, this family home is near schools, public transport links, Berman Park, and the leisure centre. A viewing comes highly recommended to appreciate this property.

4



2



1



