



Total area: approx. 185.8 sq. metres (1999.4 sq. feet)

- Ground Floor
- Entrance Hall
- Cloakroom
- Kitchen/Dining/Family Room
9.39m (30'10") x 3.37m (11'1")
- Lounge
5.10m (16'9") x 4.11m (13'6")
- Utility Room
2.10m (6'11") x 1.78m (5'10")
- First Floor
- Landing
- Bedroom 1
3.80m (12'6") x 3.60m (11'10")
- En-suite Shower Room
- Bedroom 2 3.88m (12'9") x 3.27m (10'9")
- Bedroom 3
3.60m (11'10") x 3.27m (10'9")
- Bedroom 4
2.72m (8'11") x 2.47m (8'1")
- Bathroom 2.72m (8'11") x 2.08m (6'10")

Outside
To the front of the property there is an open-plan lawn area, and gated access to the rear. To the side of the property is a block paved driveway, providing tandem length, off-road parking for two vehicles, an EV charging point, and access to a Garage/Storage 3.72m (12'2") x 1.55m (5'1") that has power and light connected. A further side gate provides access to the rear garden.
To the rear of the property is a generous south east facing garden, that is enclosed, with large lawn area, mature planted borders, a generous paved patio seating with porcelain tiles, decorative flower beds, and raise planters, an outside kitchen area and access to a home GYM 5.53m (18'2") x 3.72m (12'2"), with power, lighting, water and drainage connected, and an insulated Garden Office 3.27m (10'9") x 2.27m (7'5"), with power, light, and electric heater connected.

Further Information
Tenure: Freehold
Council Tax Band: F

EPC Rating: B
Private Road/Estate Charge: Approx. £11.00 per calendar month
Agents Note: This property benefits from 4.2 KWH Solar panels, Air Source Heat Pump and Mechanical Ventilation with Heat Recovery system, underfloor heating throughout, and a water softener. The loft is boarded with laddered access and a light connected

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
£600,000
Brook Farm Drive
Colne, , PE28 3PD

PROPERTY SUMMARY

A striking contemporary detached family home, finished to an exceptional standard throughout and offering beautifully designed, versatile living space.

The accommodation briefly comprises an impressive open-plan Parker Rose kitchen/dining/family room featuring Quartz worktops, integrated appliances and a Bora induction hob, together with a separate sitting room, utility room and cloakroom. The property further benefits from four generous double bedrooms, including a principal bedroom with en suite shower room, alongside a stylish family bathroom.

Externally, the home enjoys a generous south-east facing rear garden, driveway parking for two vehicles, a garage/store, a substantial home gym with power, waste and electric connections, offering excellent potential for conversion into an annexe (subject to any necessary consents), and a separate garden office — ideal for modern family living and remote working.

Early viewing is highly recommended to fully appreciate the quality, finish and lifestyle this exceptional home provides.

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