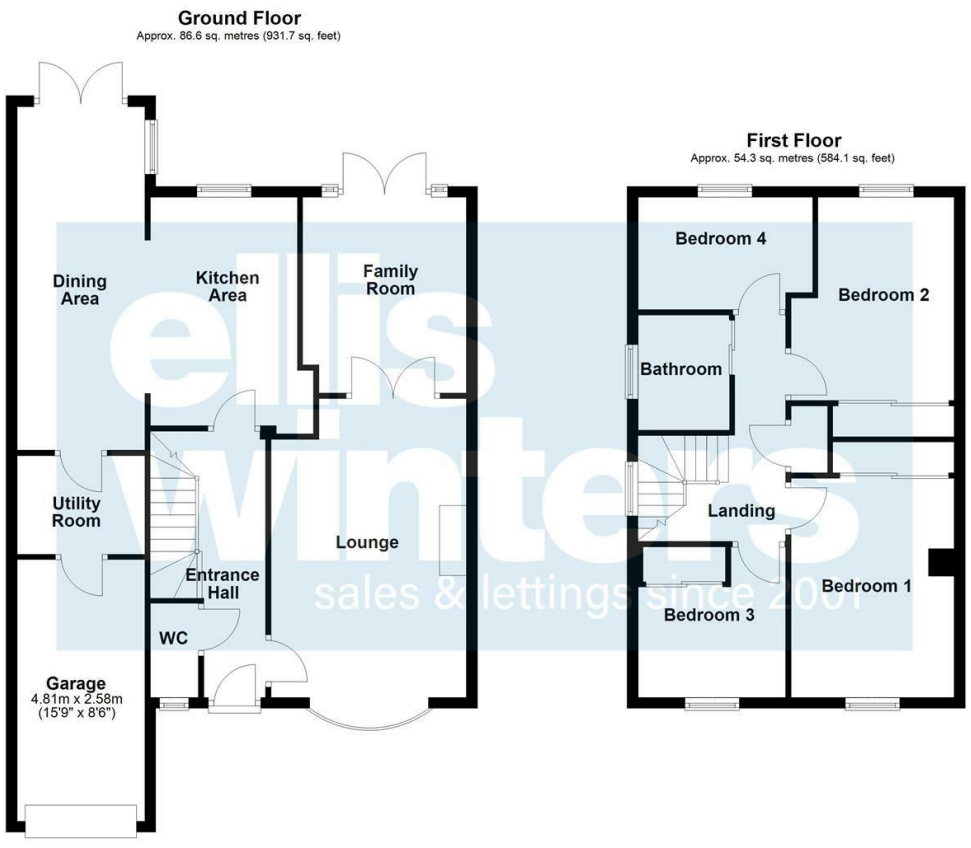


Total area: approx. 140.8 sq. metres (1515.8 sq. feet)

Ground Floor

Entrance Hall

WC

Family Room
3.61m (11'10") x 3.01m (9'10") max

Lounge
5.47m (17'11") x 3.59m (11'9")

Kitchen Area
4.36m (14'4") x 3.01m (9'10")

Dining Area
6.33m (20'9") x 2.35m (7'9")

Utility Room
2.35m (7'9") x 1.81m (5'11")

First Floor

Landing

Bedroom 1
4.03m (13'3") x 3.08m (10'1")

Bedroom 2
3.85m (12'8") x 3.08m (10'1") max

Bedroom 3
2.77m (9'1") x 2.71m (8'11")

Bedroom 4
3.21m (10'6") x 2.07m (6'9") max

Bathroom

Outside

To the front of the property is a gravelled driveway providing off-road parking for several vehicles, this leads to a Garage 4.81m (15'9") x 2.58m (8'6"), that has power and light connected. There are well-stocked flower bed borders, and a gate to the side.

To the rear of the property is an enclosed garden, that is laid to lawn, with mature borders, and trees, a block paved pathway, and a timber decked seating area.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC

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

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**£450,000**

# St. Marys Road

Bluntisham, , PE28 3XA

PROPERTY SUMMARY

A very well-presented, detached family home, in a popular village location. This superb home has been extended to the side, allowing the property to feature a large open-plan and refitted kitchen/dining room. Further accommodation offered is a lounge, a family room, a cloakroom, a utility room, four well-proportioned bedrooms, and a refitted family bathroom. Outside there is a driveway for several vehicles, a garage (mainly used for storage), and an enclosed rear garden.

4

1

2