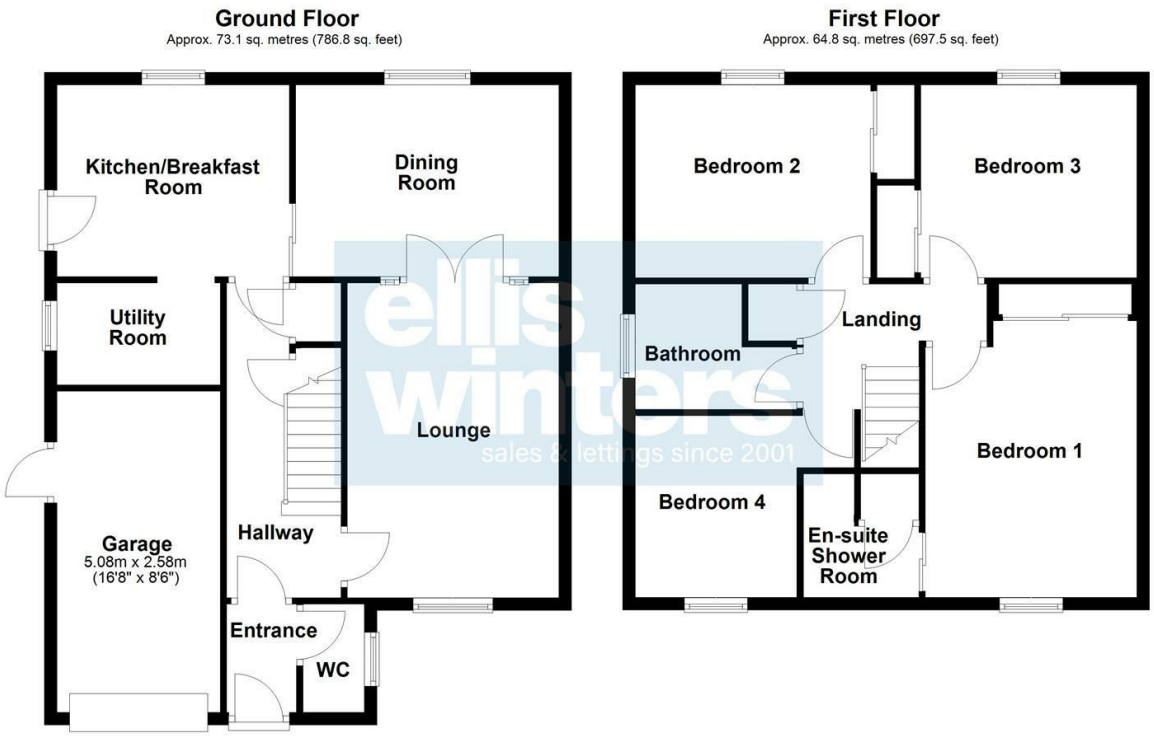

Total area: approx. 137.9 sq. metres (1484.3 sq. feet)

Ground Floor

Entrance

WC

Hallway

Lounge
4.98m (16'4") x 3.34m (10'11")

Dining Room
4.16m (13'8") x 3.03m (9'11")

Kitchen/Breakfast Room
3.67m (12') x 3.03m (9'11")

Utility Room

First Floor

Landing

Bedroom 1
5.11m (16'9") max x 3.34m (10'11")

En-suite Shower Room

Bedroom 2
3.72m (12'2") x 3.05m (10')

Bedroom 3
3.44m (11'3") x 3.05m (10')

Bedroom 4
3.46m (11'4") x 2.88m (9'5")

Bathroom

Outside
To the front of the property is a blocked paved driveway that leads to a single garage that measures approx. 5.08m (16'8") x 2.58m (8'6"). The garage has power and light connected. There is also gated access to the side.
To the rear of the property is generous, enclosed garden, that is laid mainly to lawn, with paved patio seating areas, mature borders and trees, there is a greenhouse/lean to, and a garden shed.

Further Information
Tenure: Freehold
Council Tax Band: E
EPC Rating: 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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS
14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS
01480 388888
infostives@elliswinters.co.uk

PROPERTY SUMMARY

A detached family home, in a cul-de-sac location, within a sought-after village. This superb home offers versatile accommodation throughout, with its two reception rooms, a kitchen/breakfast room, four generous bedrooms, an en-suite shower room, and a family bathroom. The property also features a cloakroom, a utility room, and a single garage, with power and light connected. Outside the property there is a driveway, an open-plan front garden with mature borders, and a generous, enclosed rear garden. The property could do with some updating, and is offered with no onward chain.

4

2

2