



Total area: approx. 129.1 sq. metres (1389.9 sq. feet)

Ground Floor

3.54m (11'7") x 2.32m (7'7")

Entrance Hall

Further Information

Lounge

5.71m (18'9") x 5.37m (17'7")

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: B

Kitchen/Dining Room

5.05m (16'7") x 2.88m (9'6")

Agents Note: There is an external power supply to the rear of the property. The Velux windows in the kitchen, bathroom, and lounge are electronic and remote controlled. The property also features zoned underfloor heating throughout.

Utility Room

2.89m (9'6") x 1.96m (6'5")

Bathroom

2.88m (9'6") x 1.72m (5'8")

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.

Bedroom 1

5.25m (17'2") max x 2.89m (9'6")

En-suite Shower Room

Bedroom 2

3.55m (11'8") x 3.34m (11')

Bedroom 3

3.34m (11') x 2.34m (7'8")

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.

Outside

The front of the property is accessed via an electric gate and offers a generous gravelled driveway for four to five vehicles, with a paved pathway, and gated access to both sides. To the sides are paved and gravelled pathways leading to the side and rear garden.

The side and rear garden has low maintenance in mind, being laid to paving with mature planted trees, and features a studio/workshop with power and light connected, and a summer house with power connected.

Outbuildings

Studio/Workshop

4.85m (15'11") x 2.87m (9'5")

Summer House

**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

OFFERS IN EXCESS OF

**£400,000**

**Parkhall Road**

Somersham, , PE28 3EU

## PROPERTY SUMMARY

A modern detached bungalow, within a popular village setting and a short distance from schools, amenities, and public transport links. This super property features a generous entrance hall, a kitchen/dining with under unit lighting, and some integrated appliances, a family bathroom, a utility room, a lounge with a vaulted ceiling, three bedrooms, and an en-suite shower room. Outside there is a generous driveway accessed via an electric gate, enclosed side and rear gardens, all with low maintenance in mind, a summer house, and a studio/workshop, both are well suited for those who work from home.

3



2



1

