

£880,000

New Woods Drive, Wimblington, March,
Cambridgeshire PE15 0FN



To arrange a viewing call us now on 01354 694900

This individually ARCHITECT DESIGNED six bedroom DETACHED executive home occupies a GENEROUS PLOT and offers spacious, light filled accommodation throughout, including a welcoming living room, dedicated OFFICE and an impressive open plan kitchen/dining/family room ideal for modern family living and entertaining. The first floor provides four well proportioned double bedrooms, complemented by an en suite to one bedroom and a contemporary family bathroom, while the second floor is dedicated to a luxurious principal suite with dressing room and ensuite. In addition, a separate guest bedroom positioned above the double GARAGE benefits from its own private staircase and ensuite, creating an ideal space for visitors or multigenerational living. Externally, the property boasts a double garage, ample off road parking and a good sized garden, making this a superb and versatile family home.

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GROUND FLOOR

Living Room
4.85m (15'11") x 4.64m (15'3")
Dual aspect windows to both front and side, double doors into dining area.

Office
4.05m (13'3") x 3.36m (11')
Two windows to front, plant room houses the under floor heating controls etc.

Kitchen/Dining Room
12.82m (42'1") max. x 3.53m (11'7")
Fitted with a contrasting range of wall and base units with separate island which has breakfast bar area, built in NEFF hide and slide oven. Microwave and warming drawer, integrated fridge and freezer, wine fridge and dishwasher, induction hob with extractor over, 1 ½ sink and drainer, walk-in pantry with shelving, Staron worktops, bifold doors out to garden, open plan to family area.

Family Room
4.81m (15'9") x 3.49m (11'5")
Window to rear, three Velux windows and bi-fold doors out to garden, open plan to kitchen dining area.

Utility
3.03m (9'11") x 1.94m (6'4")
Fitted with wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier. Window to rear and door out to garden, stairs rising to guest bedroom and door into garage.

WC
1.45m (4'9") x 1.15m (3'9")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 2
4.54m (14'11") x 3.94m (12'11") max.
Two windows to front, fitted wardrobes.

Ensuite
2 2.63m (8'8") x 1.20m (3'11")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 3
4.85m (15'11") x 3.94m (12'11")
Two windows to front, fitted wardrobes.

Bedroom 4
4.14m (13'7") max. x 3.38m (11'1")
Window to side, fitted wardrobes.

Bedroom 5
3.65m (12') x 2.96m (9'8")
Window to rear, fitted wardrobes.

Bathroom
3.35m (11') x 2.36m (7'9")
Fitted with a panelled bath, double shower cubicle, double width wash hand basin set within vanity unit, low level wc and hand wash basin. Window to rear.

Guest Bedroom
4.74m (15'7") x 3.55m (11'8")
Window to rear.

Guest Ensuite
3 1.98m (6'6") x 0.99m (3'3")
Fitted with a corner shower cubicle, low level wc and hand wash basin.

SECOND FLOOR

Bedroom 1
5.31m (17'5") x 5.03m (16'6")
Window to rear and Velux to side.

Dressing Room
4.89m (16'1") x 2.00m (6'7")
Fitted with a matching range of wardrobes and drawers. Window to side.

Ensuite
3.56m (11'8") x 3.42m (11'2") plus 1.18m (3'10") x 1.18m (3'10")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Velux window to side.

OUTSIDE

To the front of the property there is an area of lawn with ornamental trees. An extensive area of gravel provides off road parking and leads to the:

Double Garage
5.91m (19'5") x 5.72m (18'9")
Electric roller doors, power and light. There is an EV charging point outside one of the garages.

To the rear, the generous garden offers a spacious paved patio, complemented by a pretty arbour covered section with an established climbing clematis. Completing the east facing garden is a lawned area complemented by a further patio with ornamental pond, a delightful mini orchard planted with various fruit trees, and a storage shed/summerhouse.

SERVICES

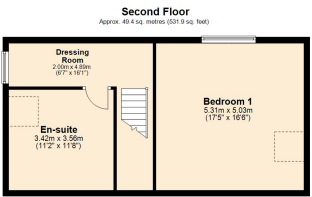
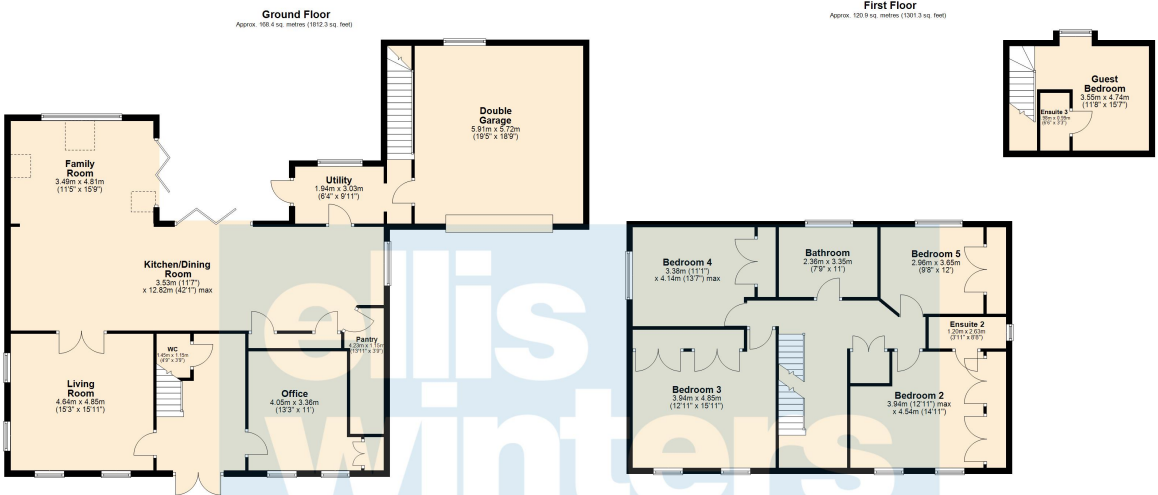
Mains electricity and water. Heating is via an air source heat pump and the property has under floor heating to both the ground and first floors, plus the ensuite on the second floor. Drainage is via a septic tank.

Freehold
Fenland District Council tax band F
Energy rating C

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 per transaction (£80 inc VAT), 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
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Total area: approx. 338.7 sq. metres (3645.5 sq. feet)

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