



Total area: approx. 179.5 sq. metres (1932.0 sq. feet)

Ground Floor

Porch

Entrance Hall

Cloakroom

Lounge
6.73m (22'1") x 3.99m (13'1")

Dining Room
3.83m (12'7") x 3.41m (11'2")

Kitchen
3.83m (12'7") x 3.15m (10'4")

Utility Room
2.57m (8'5") x 1.67m (5'6")

First Floor

Galleried Landing

Bedroom 1
3.86m (12'8") x 3.08m (10'1")

En-suite Shower Room

Bedroom 2
3.51m (11'6") x 3.00m (9'10")

Bedroom 3
3.85m (12'8") x 2.79m (9'2")

Bedroom 4
3.12m (10'3") x 3.00m (9'10")

Bathroom

Outside
A block paved driveway provide ample off road parking and leads to a double garage with an up and over door, power and lighting. Gated side access leads to the good sized and fully enclosed rear garden which is mainly laid to lawn and benefits from a patio

seating area.

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

Boiler: A new boiler was installed in 2018 along with new pipework and radiators throughout.

Windows & Doors: Brand new windows and doors were installed in 2023.

Driveway: A new block paved driveway was installed in 2024.

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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PROPERTY SUMMARY

Ellis Winters are delighted to offer this well-proportioned detached family home, situated in the popular village of Needingworth. While the property would benefit from some cosmetic updating, it has been well maintained by the current owners and already features a modern boiler, solar panels, refitted windows and doors, and a brand-new block-paved driveway.

The accommodation briefly comprises four double bedrooms, two bathrooms, two reception rooms, a kitchen, utility room, a spacious entrance hall, and a convenient cloakroom.

Outside, the property offers ample off-road parking, a double garage with an electric door, and a good-sized rear garden.

A viewing is essential to fully appreciate the potential of this excellent family home.

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