



Total area: approx. 114.3 sq. metres (1230.2 sq. feet)

GROUND FLOOR

Entrance Hall

Cloakroom

Play Room/Bedroom 4
3.83m (12'7") max x 2.13m (7")

Lounge
5.45m (17'11") x 3.92m (12'10") max

Kitchen/Diner
5.63m (18'6") max x 4.49m (14'9")

Utility Room
1.99m (6'6") x 1.88m (6'2")

FIRST FLOOR

Landing

Bedroom 1
4.84m (15'11") max x 3.02m (9'11")

En-suite Shower Room

Bedroom 2
3.03m (9'11") x 2.93m (9'8")

Bedroom 3
3.07m (10'1") max x 2.71m (8'11")

Bathroom

OUTSIDE

The property benefits from a gravel driveway to the front providing off-road parking for at least three vehicles. A covered porch with automatic lighting provides a welcoming entrance and a handy external double power socket is located under the front window. Gated side access leads to the south-westerly facing landscaped rear garden, ideal for enjoying sunny afternoons. The garden features a spacious patio seating

area, a lawn, gravelled borders, a raised flower bed, an additional patio area to the rear, perfect for BBQ's and a garden shed.

FURTHER INFORMATION

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC

AGENTS NOTE

The property is owned by an employee of Ellis Winters.

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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GUIDE PRICE

£385,000

Burstellars

St. Ives, Cambridgeshire, PE27 3XX

PROPERTY SUMMARY

An extended and much-improved semi-detached home, ideally situated within a short walk of convenient local amenities, including Wheatfields school.

The spacious and versatile accommodation briefly comprises three good-sized bedrooms, with an ensuite shower room to the main bedroom, two reception rooms including a generous lounge with practical fitted storage, and a playroom which is ideal for a young family or could easily be used as a home office or fourth bedroom if required.

The heart of this unique home is the impressive kitchen/diner, complemented by a matching utility room adjacent. A convenient cloakroom and a modern family bathroom complete this deceptively spacious home.

Outside, the property benefits from ample off-road parking and an enclosed south-westerly facing rear garden. A viewing is essential to fully appreciate the space and versatility of this individual family home.

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