



**Ground Floor**

**Porch**

Lounge  
4.63m (15'2") x 4.08m (13'5")

Kitchen/Dining/Family Room  
7.27m (23'10") x 7.11m (23'4")

Utility Room  
1.97m (6'5") x 1.76m (5'9")

**Inner Hallway**

Bedroom 4/ Reception Room  
4.21m (13'10") x 3.95m (13')

Bedroom 5/ Reception Room  
3.93m (12'11") x 3.85m (12'8")

**Window to rear, door to:**

**Refitted Shower Room**

**First Floor**

**Landing**

Bedroom 1  
4.09m (13'5") x 2.65m (8'8")

Bedroom 2  
2.91m (9'7") x 2.65m (8'8")

Bedroom 3  
3.26m (10'8") max x 1.90m (6'3")

**Bathroom**

**Outside**

To the front is a block paved driveway, leading to the oversized garage that has an up and over door, with power and light connected.

To the side is an enclosed and covered storage area.

To the rear is an enclosed landscaped garden with a timber gazebo and a bespoke shed. There are various power points throughout the garden.

**Further Information**  
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C

**Agents Note:** The seller confirmed that during the last year they have added further units in the kitchen, cupboards and worktop in the utility room upgraded, a water softener added, and a Quooker hot tap in the kitchen added

**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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**OFFICE DETAILS**

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GUIDE PRICE

**£425,000**

**The Trundle**

Somersham, , PE28 3JW

## PROPERTY SUMMARY

**\*\*GUIDE PRICE £425,000 - £450,000\*\***

A unique, link detached family home within a popular village location, walking distance to amenities, schools, and the Nature Reserve.

This superb home has been vastly improved and extended on the ground floor to create semi-open-plan accommodation, featuring a large kitchen/dining/family room with a bespoke wooden kitchen, bi-folding doors, and a roof lantern. There is a utility room, pantry, two generous double bedrooms/reception rooms, and a refitted shower room. Further accommodation on the first floor are three bedrooms and a family bathroom.

Outside, to the front of the property, is a block-paved driveway for numerous vehicles, an oversized garage with power and light connected, a gravelled pathway with flower beds, and gated access to a covered storage area. To the rear of the property is a landscaped enclosed garden, with paved pathways, a raised paved patio seating area with a fitted timber gazebo that has fitted heat lamps, and lighting, there is a dutch-barn style garden shed with power points, a paved BBQ area, and there are further power points fitted around the garden. The garden is laid mainly to lawn with mature planted borders and gated access to the side.

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