



A superb, and rarely available detached chalet style property in a cul de sac location, nestled amongst two neighbouring properties. This home features a good-sized driveway, a detached double garage, a sweeping plot, and views over paddock land/countryside views to the rear. The accommodation, in brief, comprises an entrance hall, a cloakroom, a modern kitchen/breakfast room, a lounge, a dining room, a generous conservatory, two double bedrooms, and a bathroom on the ground floor. On the first floor, there are two more double bedrooms with built-in bedroom furniture and an en-suite shower room for bedroom one. The side and rear gardens, feature paved patio seating areas, various trees, shrubs, and hedgerow borders, and large lawned grounds. This home is within walking distance and short distances from local amenities including doctors, a pharmacy, shops, the church, and local schooling.

**Outside**  
To the front of the property a block paved driveway provides off-road parking for several vehicles and leads to a detached double garage. The double garage has power and lighting connected, electric doors, a personal door to the side and a window to the rear. There is gated access to the side.  
To the side and rear is an enclosed, generous garden, laid mainly to lawn, with paved patio seating areas and pathways, there are mature and established borders with varieties of trees, shrubs, and hedgerows. The property benefit paddock land/countryside views to the rear.

**Further Information**  
Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC  
Broadband Facility: The vendor confirmed the property is connected to full fibre broadband

**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.

#### Ground Floor

##### Entrance Hall

##### Cloakroom

**Kitchen/Breakfast Room**  
4.89m (16'1") x 3.75m (12'4")

**Lounge**  
5.94m (19'6") x 3.57m (11'9")

**Dining Room**  
3.95m (13') x 3.07m (10'1")

**Conservatory**  
4.80m (15'9") x 4.16m (13'8")

**Bedroom 3**  
2.97m (9'9") x 2.95m (9'8")

**Bedroom 4**  
3.95m (13') x 2.17m (7'1") max

##### Bathroom

##### First Floor

##### Landing

**Bedroom 1**  
5.03m (16'6") x 4.61m (15'1")

##### En-suite Shower Room

**Bedroom 2**  
4.61m (15'1") x 2.93m (9'8")

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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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**£440,000**  
**Beech Close**  
Warboys, Cambs, PE28 2TJ



## PROPERTY SUMMARY

A superb, and very well-presented, detached chalet-style property, in a popular village location. This home is nestled amongst two neighbouring properties and boasts four bedrooms, two reception rooms, a modern kitchen/breakfast room, a good-sized conservatory, an en-suite shower room, and a ground-floor bathroom. The sweeping plot is private and enclosed, and offers views over paddock land/countryside. Viewing comes highly recommended.

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