

28 Sheepfold, St Ives, PE27 5FY

THOMAS MORRIS







Offers in excess of: £550,000

Freehold

Sheepfold, St Ives, PE27 5FY

- Detached Family Residence
- Four Bedrooms
- En-Suite Shower Room
- Three Reception Rooms
- Double Garage and Parking
- East Facing Rear Garden
- Cul-De-Sac Position
- Walking Distance to Amenities
- Sought-After Location
- Energy Rating: D/64

A four-bedroom detached family residence occupying a cul-de-sac position within this much sought-after location within St. Ives. The property offers spacious and flexible accommodation throughout and is positioned only a short distance from the town centre, the Guided Busway and the major road links into Cambridge and Huntingdon.

Comprising - Porch, entrance hall, refitted cloakroom/WC, study/bedroom five with door to side garden, living room, dining room, conservatory, kitchen with built-in 'Neff' appliances, and built-in dishwasher and utility room with space for white goods and integrated fridge/freezer and water softener.

Accommodation

Entrance Porch

Entrance Hall

Cloakroom

Study *12'4" x 8'8" (3.76m x 2.64m)*.

Lounge *18'3" x 12'4" (5.56m x 3.76m)*.

Dining Room *11'3" x 9'10" (3.43m x 3m)*.

Kitchen *11'9" x 11'3" (3.58m x 3.43m)*.

Utility Room

Landing

Bedroom 1 *15'9" x 12' (4.8m x 3.66m)*.

En-Suite Shower Room

Bedroom 2 *12'4" x 10'9" (3.76m x 3.28m)*.

Bedroom 3 *10'9" x 9'5" (3.28m x 2.87m)*.

Bedroom 4 *7'7" x 7'5" (2.3m x 2.26m)*.

Family Bathroom

Double Garage *17'2" x 16'1" (5.23m x 4.9m)*.









Further Information

Upstairs the property offers four bedrooms with en-suite shower room to master bedroom and family bathroom.

The property further benefits from a beautiful, enclosed east facing rear garden, additional side garden with patio seating area and shingle seating area to the rear of the garden to enjoy the evening sun.
Double garage with power and light connected and up and over twin door plus off-road parking for several vehicles.

Huntingdonshire District Council. Council Tax Banding E.
These details are subject to approval.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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