



- Detached Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Conservatory
- Enclosed Rear Garden
- Garage and Driveway
- Located Close to Amenities
- Short walk to Local School
- Call to View 01480 498400



KINGS HEDGES, ST. IVES

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This fantastic family home is located in the heart of St Ives close to local schools, local amenities and easy and convenient access to the guided busway to Cambridge. The property is situated on a corner plot with generous front and rear gardens, driveway parking and a garage. Accommodation briefly comprises of living/dining room, kitchen, dining room/bedroom four, conservatory, downstairs shower room, three bedrooms and a family bathroom. With versatile accommodation this property is well suited to buyers who work from home as well as downstairs living for an elderly relative/family member. The property is available with NO FORWARD CHAIN.

GUIDE PRICE
£400,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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GROUND FLOOR

ENTRANCE HALL

UPVC Door to front, storage cupboard, laminate flooring, stairs leading to first floor, under stairs storage cupboard, radiator. Door to garage.

LOUNGE/DINING ROOM

13' 6" x 19' 9" (4.11m x 6.02m)

UPVC window to front and two to side, feature fireplace with sandstone surround housing gas fire. Radiator.

KITCHEN

16' 0" x 8' 9" (4.88m x 2.67m)

UPVC double glazed window to rear and door to rear patio seating area. Fitted with a matching range of wall and base level units with work surface over, built-in double oven and electric hob with extractor over. One and a half bowl sink and drainer unit with mixer tap. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge freezer. Tiled floor, tiled splashbacks. Wall mounted gas fired boiler.

FAMILY ROOM/BEDROOM FOUR

12' 5" x 11' 2" (3.78m x 3.4m)

UPVC double glazed patio sliding doors to conservatory. Radiator. Laminate flooring.

CONSERVATORY

10' 8" x 9' 3" (3.25m x 2.82m)

UPVC construction with french doors to rear.

SHOWER ROOM

11' 5" x 6' 1" (3.48m x 1.85m)

Fitted with a matching three piece suite comprising double walk in shower cubicle with glazed screening. Built-in range of cupboards with concealed cistern WC and inset wash hand basin. Tiled splashbacks. Radiator.

FIRST FLOOR

LANDING

Two double glazed window to side, access to loft space.

BEDROOM ONE

13' 9" x 10' 4" (4.19m x 3.15m)

UPVC window to front, radiator, built in range of wardrobes and dressing table.

BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m)

UPVC double glazed window to side, Radiator.

BEDROOM THREE

9' 8" x 9' 6" (2.95m x 2.9m)

UPVC double glazed window to rear, radiator.

BATHROOM

Obscured UPVC double glazed window to rear. Fitted with a matching three piece suite comprising panelled bath with shower over and glazed screening. Close coupled WC and pedestal wash hand basin. Tiled splashbacks, radiator, inset spotlights.

OUTSIDE

FRONT

Located on a corner plot the front garden is a generous size and enclosed by mature flower and shrub borders. Driveway leading to single garage and path leading to the side of the property with gated access to the rear.

REAR

The rear garden is enclosed by timber fencing and laid to lawn with mature flower and shrub borders. Paved patio seating areas to rear side and to the conservatory. Mature tree. Outside tap.

NOTE TO PURCHASERS

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