

- Stunning Extended Home
- Four Bedrooms
- Refitted Kitchen/Dining Room
- En-suite & Family Bathroom
- Generous 80' Garden
- Ever Popular Location
- Has to Be Viewing to Be Appreciated
- No Forward Chain
- Close to Local Schools

## WARREN ROAD, ST IVES

This has to be the best property of this type in the local area, the current vendors have extended and improved this property and have created a very stylish family home. IT'S GOT IT ALL!! Accommodation comprises entrance porch, recently refitted kitchen/dining room, utility room, extended generous living room, bedroom one with en-suite shower room, three further bedrooms and a refitted family bathroom. The property boasts a sizable length garden of around 80' with a work from home office and separate workshop.

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OFFERS IN EXCESS OF  
**£465,000**

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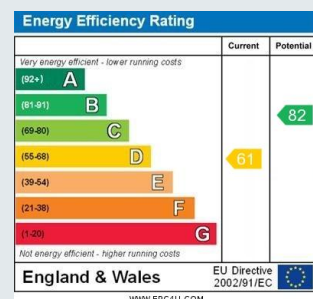
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## GROUND FLOOR

### ENTRANCE PORCH

### OPEN PLAN KITCHEN/DINING ROOM

22' 4" x 17' 10" Max" (6.81m x 5.44m)

### SITTING ROOM

18' 7" x 16' 2" (5.66m x 4.93m)

### UTILITY ROOM

14' 9" x 7' 5" (4.5m x 2.26m)

### BEDROOM ONE

14' 5" x 7' 9" (4.39m x 2.36m)

### ENSUITE SHOWER ROOM

7' 02" x 3' 9" (2.18m x 1.14m)

## FIRST FLOOR

### LANDING

### BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.95m)

### BEDROOM THREE

10' 6" x 9' 8" (3.2m x 2.95m)

### BEDROOM FOUR

8' 2" x 7' 8" (2.49m x 2.34m)

### BATHROOM

8' 7" x 6' 0" (2.62m x 1.83m)

## OUTSIDE

### FRONT

The front of the property is partially enclosed by a small brick wall and laid to driveway with parking for three cars. Path leading to side of property giving access to rear.

### REAR

The rear garden is an impressive 80' in length and is laid mainly to lawn and enclosed by timber fencing. There is a raised timber decked seating area to the near side with a built in sun shade, paved path leading to the end of the garden with block paved patio area. Space for two timber out buildings.

### STORE/WORKSHOP

11' 5" x 9' 6" (3.48m x 2.9m)

Of timber construction with power and light connected currently used as a workshop and store room.

### WORK FROM HOME OFFICE

11' 5" x 9' 6" (3.48m x 2.9m)

Of timber construction with power and light connected. An ideal space to work from home and take in views of the garden.

