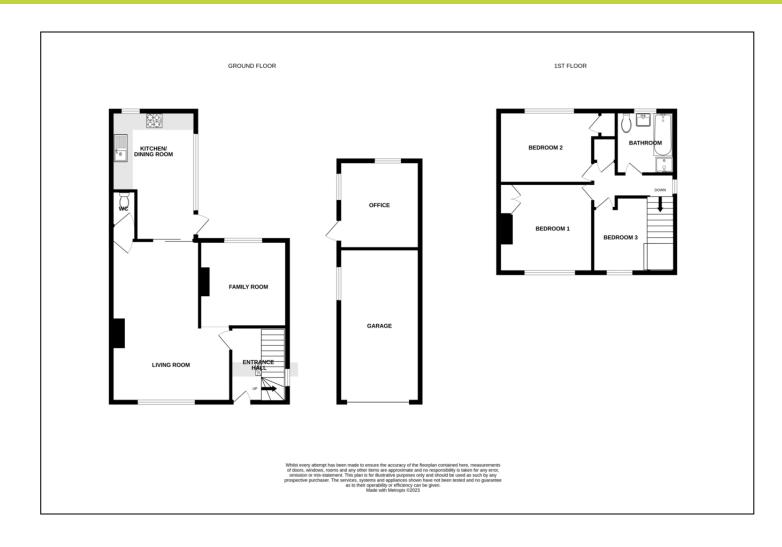
## **WellingtonWise**





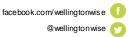
- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms

- Extended Accommodation
- Fantastic 1/4 Acre Plot
- Garage & Driveway

- Timber Outbuilding
- End Cul-De-Sac Location
- Close to Local Schools

#### WellingtonWise Estate Agents St Ives 01480 498400

10 The Pavement, St Ives, Cambridgeshire, PE27 5AD



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lable on request. All loans secured on property. Life assurance is usually required.





## **GREEN LEYS, ST. IVES**

## INCREDIBLE 1/4 ACRE PLOT ## EXTENDED HOME ## TIMBER OUT BUILDING ## GARAGE AND OFFICE ## PICK UP THE PHONE AND BOOK YOUR VIEWING ## Semi detached family home located in this ever popular cul-de-sac location a short walk to the local schools, town centre and the guided bus route to Cambridge. Accommodation comprises entrance hall, living room, family room, kitchen/breakfast room, cloakroom, three bedrooms and a bathroom. The property also benefits from a brick built garage and outside office plus a timber outbuilding. The plot and gardens are extensive for this location and the property itself offers huge scope for improvement. Call to book your viewing now 01480 498400.



# **WellingtonWise**



OFFERS IN EXCESS OF £350,000

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**GROUND FLOOR** 

ENTRANCE HALL

LIVING ROOM 20' 9" x 14' 9 Ma x" (6.32m x 4.5m)

**FAMILY ROOM** 11' 6" x 10' 9" (3.51m x 3.28m)

KITCHEN/DINING ROOM 16' 3" x 10' 5" (4.95m x 3.18m)

CLOAKROOM

**FIRST FLOOR** 

LANDING

BEDROOM ONE 11' 1" x 10' 8" (3.38m x 3.25m)

BEDROOM TWO 11' 9" x 9' 2" (3.58m x 2.79m)

BEDROOM THREE 8' 2" x 6' 7" (2.49m x 2.01m)

BATHROOM

OUTSIDE

#### FRONT

The property is tucked a way in the comer of a cul-de-sac with the front of the property being laid mainly to drive way with parking for two cars leading to a single garage. Gated a ccess to the rear garden.

#### REAR

The rear garden is a stunning size and has to be one of the largest gardens in the area, the full plot extends to 1/4 a cre and is endosed by timber fencing and laid to lawn with mature shrubs and trees. Patio seating a rea, paved a rea leading to single garage and office. Timber cabin located to end of the garden which would be ideal for a work from home space. This is a very generous sized garden which has lots of potential.

#### GARAGE

19' 3" x 10' 2" (5.87m x 3.1m) Up and over door to front, door to side giving a ccess to the garden, window to side. Power and light connected.

#### OFFICE

11' 1" x 10' 2" (3.38m x 3.1m) Door to side giving access, window to side and rear.

#### TIMBER OUT BUILDING

17' 1" x 11' 2" (5.21m x 3.4m) A timber build cabin with windows to front and side, complete with bar.









