

- Semi Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Garage & Driveway
- Close to Local Schools
- Short Walk to The Guided Busway
- Excellent Family Home



## ACACIA AVENUE, ST. IVES

Generous four double bedroom semi detached home situated in this ever popular location ideal for access to Thorndown and St Ivo Schools along with the guided busway for Cambridge commuters. The spacious accommodation comprises of an entrance hall with built in storage, light and spacious living room, separate dining room, kitchen breakfast room, utility room, cloakroom and four double bedrooms and a family bathroom. The property also benefits from mature front and rear gardens and a driveway leading to a partially converted single garage with room for a smaller car. The property has recently replaced windows and heating system and would make an ideal future family home. Call to book your viewing!

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OFFERS IN EXCESS OF  
**£325,000**

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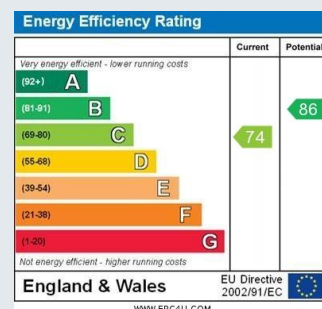
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

16' 0" x 13' 8" (4.88m x 4.17m)

### DINING ROOM

10' 9" x 10' 3" (3.28m x 3.12m)

### KITCHEN/BREAKFAST ROOM

13' 11" x 13' 5 Max" (4.24m x 4.09m)

### UTILITY ROOM

5' 09" x 5' 07" (1.75m x 1.7m)

### CLOAKROOM

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

12' 6" x 11' 4" (3.81m x 3.45m)

### BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

### BEDROOM THREE

11' 0" x 8' 04" (3.35m x 2.54m)

### BEDROOM FOUR

9' 9" x 8' 05" (2.97m x 2.57m)

### FAMILY BATHROOM

8' 10" x 5' 0" (2.69m x 1.52m)

## OUTSIDE

### FRONT

The front of the property is open plan and mainly laid to a very well stocked with mature flowers and shrubs, garden pond, bin storage area, south facing seating area, gated side access to rear garden. Driveway with parking for two cars leading to single garage.

### REAR

The rear garden is enclosed by timber fencing and is laid to a very mature and well stocked garden, many species of shrubs and flower borders. Block paved patio seating area with space for gazebo, space for outside sink and wash down, space for two green houses, two timber storage sheds, outside tap.

### GARAGE

13' 2" x 7' 11" (4.01m x 2.41m)

The garage has been partially converted to enlarge the size of the kitchen/breakfast room but there is still a good amount of space for a small car. Up and over door to front, power and light connected, gas and electric meters.

### AGENTS NOTE

A Type 2 Home EV Charger is installed at the front of the property should a buyer have an electric vehicle.

### NOTE TO PURCHASERS

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