

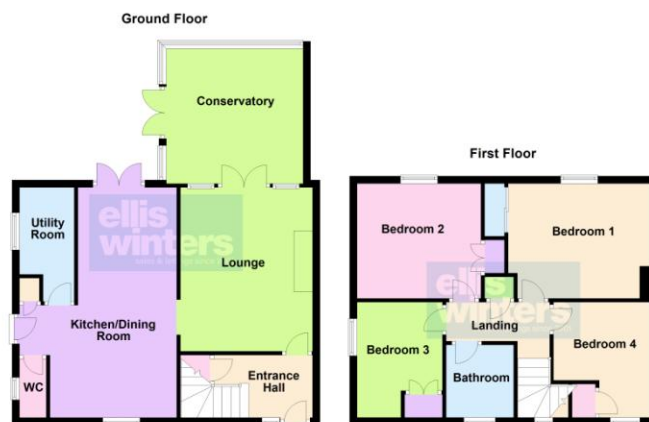
£300,000

27 Durham Way, Wyton On The Hill, PE28 2EQ



To arrange a viewing call us now on 01480 388888

An immaculately presented, semi-detached home, occupying a corner plot, and offered with no onward chain. This superb property boasts two reception rooms, a good size conservatory, four bedrooms, a kitchen/dining room, a cloakroom and a utility room, and a refitted bathroom. Also features a gravelled driveway, a covered patio area, and a large workshop. Viewing comes highly recommended.



# £300,000

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This immaculately presented home is positioned with a cul de sac location, in the popular development of Wyton On The Hill. The property is within walking distance of the local nursery, school, and public transport links just outside the development. Occupying a corner plot, this home measure approx. 1200 SQFT, and has further potential to extend (STP).

#### Conservatory

3.68m (12'1") x 3.63m (11'11")

#### Kitchen/Dining Room

6.23m (20'5") x 4.23m (13'11")

#### Utility Room

3.07m (10'1") max x 1.47m (4'10")

#### WC

#### First Floor

#### Landing

#### Bedroom 1

4.45m (14'7") max x 3.09m (10'2")

#### Bedroom 2

3.96m (13') x 3.09m (10'2")

#### Bedroom 3

3.11m (10'2") max x 2.30m (7'6")

#### Bedroom 4

3.11m (10'2") max x 2.60m (8'6")

#### Refitted Bathroom

#### Further Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Management Charge: £200 approx. per annum

Agent's note: The boiler was replaced approx. 4 years ago



The accommodation, in brief, comprises an entrance hall, a lounge, a generous conservatory with a fitted air conditioning unit, a generous kitchen/dining room, a utility room, and a WC on the ground floor. On the first floor, there are four good size bedrooms all with built-in wardrobes, and a refitted bathroom.



Outside, to the front of the property, a gravelled driveway provides off-road parking for two vehicles and gated access to the side. To the rear, the garden is laid mainly to lawn, with paved patio seating areas, flower bed borders, a good size workshop measuring approx. 4.20m (13'9") x 3.50m (11'6") with power and light connected, an attached covered storage area, and to the side, a covered paved seating area with integrated sandbox, a hard stand with a greenhouse, and gated access to the front. This area is currently used as a vegetable garden but was previously used for storing a caravan.



#### Ground Floor

#### Entrance Hall

#### Lounge

4.41m (14'6") x 3.56m (11'8")



Ellis Winters & Co 14 Market Hill, St Ives, Cambridgeshire, PE27 5AL

Tel: 01480 388888 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.