

£375,000

Skeifs Row, Benwick, Cambridgeshire PE15 0XB



**To arrange a viewing call us now on 01354 694900**

This SUBSTANTIAL four bedroom DETACHED family home has local amenities within easy reach and is in the PERFECT LOCATION to commute to many locations.

Our sellers love the VILLAGE LIFE, and this has been a happy home for them but now is the time for them to downsize.

The accommodation comprises separate living and dining rooms, office/family room, large kitchen/breakfast room with utility in support plus a substantial conservatory.

Upstairs all four bedrooms are doubles with the master having a modern EN-SUITE shower room and of course there is the family bathroom.

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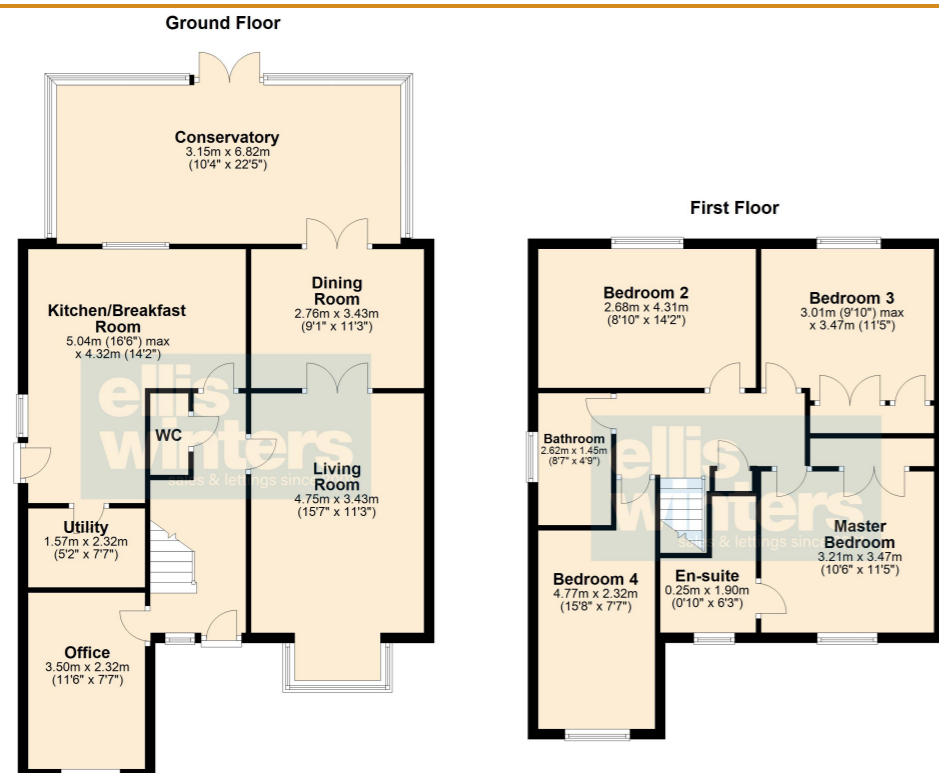
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**GROUND FLOOR**

**HALL**

Stairs rising to first floor.

**WC**

1.62m (5'4") x 0.76m (2'6")  
Fitted with a low level WC and hand wash basin.

**OFFICE**

3.50m (11'6") x 2.32m (7'7")  
Window to front.

**KITCHEN/BREAKFAST ROOM**

5.04m (16'6") max. x 4.32m (14'2")  
Fitted with a matching range of wall and base units housing freestanding electric cooker, space for under counter fridge, space for fridge/freezer, plumbing for dishwasher. Windows to both rear and side.

**UTILITY**

2.32m (7'7") x 1.57m (5'2")  
Fitted with a matching range of wall and base units housing single sink and drainer, space for under counter freezer, plumbing for washing machine, space for tumble drier.

**LIVING ROOM**

4.75m (15'7") x 3.43m (11'3")  
Box window to front, double doors into dining room.

**DINING ROOM**

3.43m (11'3") x 2.76m (9'1")  
Double doors into conservatory.

**CONSERVATORY**

6.82m (22'5") x 3.15m (10'4")  
Modern brick and upvc construction with double doors leading out to rear garden.

**FIRST FLOOR**

**MASTER BEDROOM**

3.47m (11'5") x 3.21m (10'6")  
Window to front, fitted wardrobes.

**EN-SUITE**

1.90m (6'3") x 0.25m (0'10")  
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. The en-suite is fully tiled with 'sparkle' effect floor tiles, large feature mirror and heated towel rail. Window to front.

**BEDROOM 2**

4.31m (14'2") x 2.68m (8'10")  
Window to rear.

**BEDROOM 3**

3.47m (11'5") x 3.01m (9'10") max.  
Window to rear, fitted wardrobes.

**BEDROOM 4**

4.77m (15'8") x 2.32m (7'7")  
Window to front.

**BATHROOM**

2.62m (8'7") x 1.45m (4'9")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. There is also a heated towel rail and window to side.

**OUTSIDE**

The front of the property is open plan with lawn to one side, central path and gravel which provides ample off road parking and leads to the:

**SINGLE GARAGE**

(5.17m x 2.63m)  
Electric remote door, power and light plus separate courtesy door out to garden.

To the rear, the garden backs onto an expanse of fields providing incredible views and amazing sunsets. The majority of the garden is laid to lawn with patio area and greenhouse.

There is also a large workshop 6.01m x 2.15m which has power and light (own mains supply) plus an alarm if required.

**SERVICES**

The property has mains electricity, water and drainage. There is oil fired central heating.

Our sellers had solar panels installed in 2014 which has resulted in quite extensive saving in electricity costs.

**TENURE**

Freehold

Fenland District Council tax band D

Energy rating - C

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.