

£550,000

Sixteen Foot Bank, Stonea,  
Cambridgeshire PE15 0DX



To arrange a viewing call us now on 01354 694900

RURALLY LOCATED, this five bedroom DETACHED family home has extensive off road parking plus a good size garden and provides spacious and versatility of rooms throughout.

Updated and extended during our sellers ownership, the accommodation comprises modern kitchen with utility in support, separate living and dining rooms, three bedrooms to the ground floor and family bathroom. Upstairs there are two additional bedrooms and a shower room.

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**GROUND FLOOR**

**COAT/STORAGE AREA**

2.45m (8') max. x 1.78m (5'10")  
Fixed coat hooks, floor to ceiling storage units.

**KITCHEN/BREAKFAST ROOM**

4.26m (14') x 3.01m (9'11")  
Fitted with a modern range of wall and base units housing eye level double electric oven, ceramic induction hob with extractor hood over, space for fridge/freezer, breakfast bar, two windows to front.

**UTILITY**

2.46m (8'1") x 1.95m (6'5")  
Fitted with base units housing single sink, plumbing for washing machine and space for tumble drier, freestanding cooker, window to rear and door out to garden.

**DINING ROOM**

4.27m (14') x 3.55m (11'8")  
Two windows to side, fireplace housing wood burning stove, open plan to living area.

**LIVING ROOM**

5.45m (17'11") x 3.97m (13')  
Two windows to side, double doors to other side leading out to patio, bi-fold doors leading out to garden.

**BEDROOM 3**

4.17m (13'8") x 2.99m (9'10")  
Window to front.

**BEDROOM 4**

3.47m (11'5") x 2.45m (8')  
Window to rear.

**BEDROOM 5 / OFFICE**

3.01m (9'11") x 2.17m (7'1")  
Window to front.

**BATHROOM**

3.21m (10'6") x 2.56m (8'5") max.  
Fabulous jacuzzi spa bath which has mains shower over, low level WC and hand wash basin set within vanity unit. Fully tiled and window to rear.

**FIRST FLOOR**

**BEDROOM 1**

5.89m (19'4") x 3.56m (11'8")  
Windows to both front and rear, eaves storage.

**BEDROOM 2**

4.55m (14'11") x 3.56m (11'8")  
Windows to both front and rear, storage cupboard, eaves storage.

**SHOWER ROOM**

2.21m (7'3") x 1.60m (5'3")  
Fitted with a double corner shower cubicle, low level WC and hand wash basin. Fully tiled and window to rear.

**OUTSIDE**

A shared access leads into an extensive gravel area which in effect is your own private car park! There is space for cars, vans, caravans.....

To the rear, the garden is laid mainly to lawn with feature willow tree, Indian sandstone patio, decked patio which houses a hot tub – this is available for sale by separate negotiation. To the bottom of the garden is a wood storage area and shed.

**SERVICES**

Mains electricity and water. The property has oil fired central heating and drainage is via a septic tank.

**SELLERS NOTE**

All new heating pipework has been installed at the property and superfast broadband is in place so working from home is no problem!

**TENURE**

Freehold

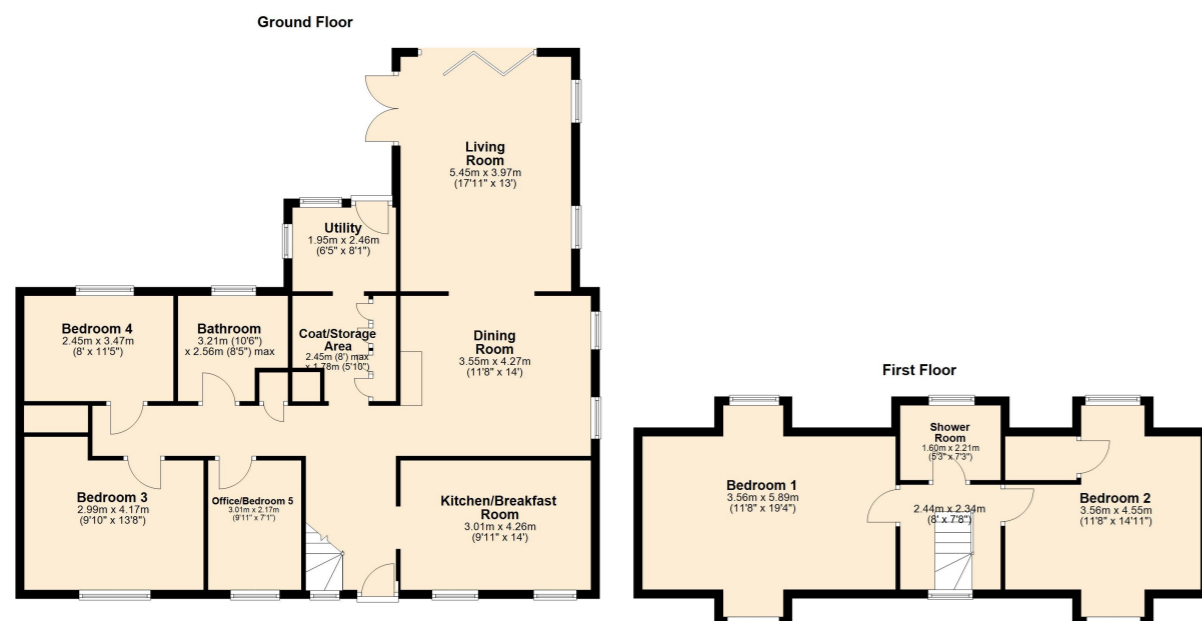
**Energy rating E**

Fenland District Council Tax band C

**SECTION 21**

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendors of this property are related to a member of staff employed by Ellis Winters.

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.



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