Situated in a VERY POPULAR AREA and boasting a LOVELY PLOT SIZE this home must be viewed to fully appreciate all the space that is on offer! Features include ample lounge, dining room and conservatory, study, KITCHEN/BREAKFAST ROOM and utility. On the first floor there are FOUR GENEROUS BEDROOMS plus en-suite and family bathroom. Outside there is a GOOD SIZE DRIVEWAY PLUS DOUBLE GARAGE and stunning country style garden. EPC D
Ground Floor

Hallway
Stairs to first floor, radiator.

Lounge
6.62m (21'8") x 3.98m (13'1")
Window to front, fireplace with living flame gas fire and wood surround, doubleradiators, patio doors to conservatory, open plan to:

Dining Room
3.02m (9'11") x 3.01m (9'11")
Window to rear, radiator.

Conservatory
Glazed construction with door to garden.

Kitchen/Breakfast Room
4.48m (14'8") x 4.02m (13'2")
Fitted with wall and base units, breakfast bar, integral oven and hob, plumbing fordishwasher, double sink unit with drainer, window to side and rear, door to rear garden.

Study
2.50m (8'2") x 2.38m (7'9")
Window to front, radiator.

Utility
Sink unit, plumbing for washing machine, gas fired boiler, window to front, radiator, door to side driveway.

First Floor & Landing
Airing cupboard housing hot water tank and access to loft space which is partiallyboarded.

Bedroom 1
3.57m (11'8") x 3.59m (11'9")
Window to front, fitted wardrobes to one wall, radiator, door to:

En-suite
Fitted with shower unit, WC and wash hand basin, window to front, radiator.

Bedroom 2
3.58m (11'9") x 3.14m (10'4")
Window to front, radiator, wardrobe.

Bedroom 3
3.36m (11') x 2.53m (8'4") max
Window to rear, radiator, sliding door wardrobe to one wall.

Bedroom 4
2.74m (9') x 2.58m (8'5")
Window to rear, wardrobe, radiator.

Family Bathroom
Fitted with a four piece suite comprising shower unit, bath, WC and wash hand basin,window to rear, radiator.

Outside
To the front of the property there is an established garden with pond. At the side thereisa generous driveway leading to the DOUBLE GARAGE 5.46m X 5.3m with two up and over doors and is fitted with light and power. A gated side access leads to the rear garden which is laid to patio and lawn with mature flower and shrub borders, veggie patch further lawn and workshop 4.73m X 3.03m which is also fitted with light and power.

Directions
At Mill Hill roundabout take the first exit towards Chatteris. Take the second turningon the left hand side onto Eastwood End where the property can be found on the left hand side.

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

£415,000
The Willows, 3a Eastwood End, Wimblington, PE15 0QQ