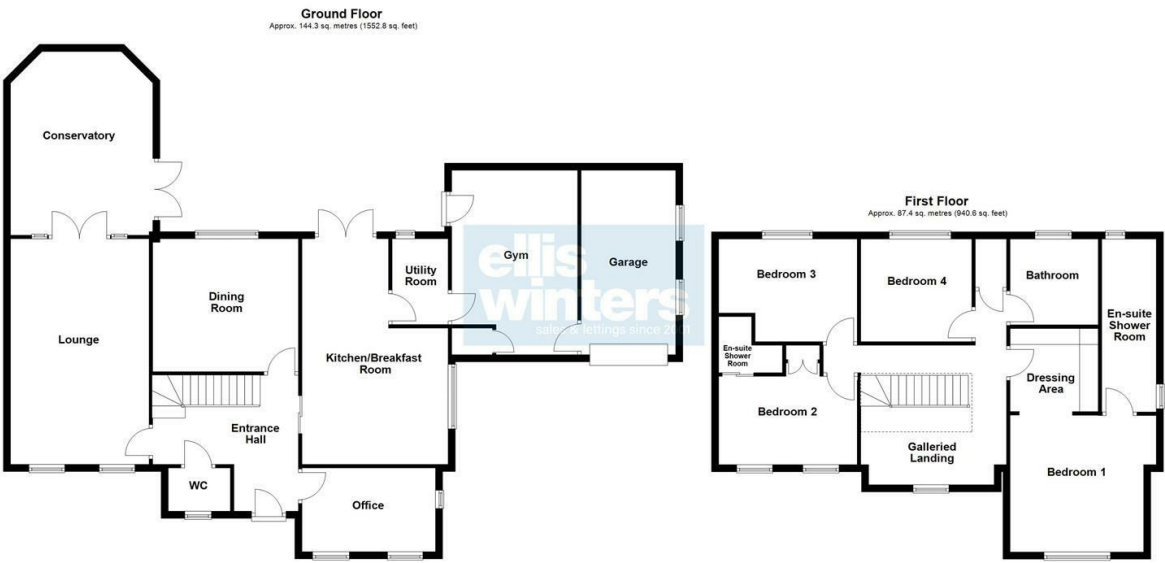




Ground Floor	3.87m (12'8") x 2.47m (8'1")
Entrance Hall	En-suite Shower Room
Cloakroom	Bedroom 3 3.90m (12'10") max x 2.69m (8'10")
Office 3.73m (12'3") x 2.34m (7'8")	Bedroom 4 3.10m (10'2") x 2.70m (8'10")
Lounge 6.30m (20'8") x 3.87m (12'8")	Bathroom
Conservatory 5.13m (16'10") x 3.97m (13')	Outside The property is located in a private cul de sac of just three executive detached homes. A driveway provides off road parking and leads to a garage with an up and over door, power and lighting. Gated side access leads to the fully enclosed rear garden which benefits from three separate seating areas.
Dining Room 4.07m (13'4") x 3.71m (12'2")	Agent Notes The landlord has confirmed that they are prepared to leave the hot tub and trampoline at the property should the tenant wish but all maintenance and up keep of the hot tub will the be responsibility of the tenant and not the landlord. Speak to a member of the Ellis Winters team for more information.
Kitchen/Breakfast Room 6.30m (20'8") max x 4.08m (13'5")	Further Information Length of tenancy: minimum of 6 months Council Tax Band: G EPC Rating: D Minimum household income required to pass referencing: £75,000pa
Utility Room 2.36m (7'9") x 1.60m (5'3")	
Gym 5.15m (16'11") x 3.52m (11'6")	
First Floor	
Galleried Landing	
Bedroom 1 5.72m (18'9") max x 4.08m (13'5") max	
Dressing Area	
En-suite Shower Room	
Bedroom 2	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

EXECUTIVE DETACHED HOME | PRIVATE CUL-DE-SAC | OVER 2,400 SQ FT | FOUR DOUBLE BEDROOMS | THREE BATHROOMS | THREE RECEPTION ROOMS | GYM | GARAGE

An impressive executive detached home, enviably positioned within a private cul-de-sac in one of St Ives' most sought-after locations. Ideally situated just moments from the town centre, while also enjoying easy access to picturesque riverside walks and surrounding open countryside.

Offering in excess of 2,400 sq ft of versatile accommodation, the property comprises four generous double bedrooms, three bathrooms, three reception rooms, a modern kitchen/breakfast room, utility room, gym, conservatory and cloakroom.

Externally, the property benefits from a private enclosed rear garden, ample off-road parking and a garage.

A viewing is highly recommended to fully appreciate the exceptional space, presentation and desirable location this impressive home has to offer.

Available mid-December. Deposit £3,450.

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