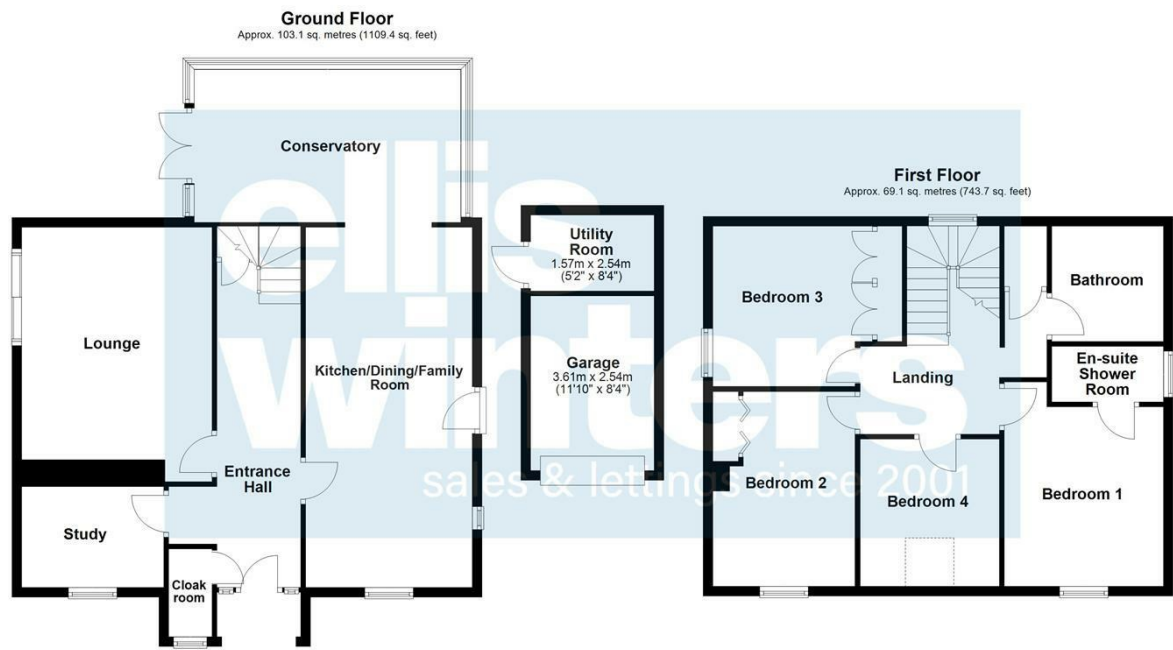




Total area: approx. 172.2 sq. metres (1853.1 sq. feet)

**Ground Floor**

**Entrance Hall**  
7.43m (24'5") x 2.72m (8'11")

**Cloakroom**

**Study**  
2.93m (9'7") x 2.08m (6'10")

**Lounge**  
5.25m (17'3") x 3.91m (12'10")

**Refitted Kitchen/Dining/Family Room**  
7.43m (24'5") x 3.44m (11'3")

**Conservatory**  
5.50m (18') x 3.15m (10'4")

**First Floor**

**Landing**

**Bedroom 1**  
4.21m (13'10") x 3.28m (10'9")

**En-suite Shower Room**

**Bedroom 2**  
4.02m (13'2") x 2.93m (9'7")

**Bedroom 3**  
3.90m (12'10") max x 3.32m (10'11")

**Bedroom 4**  
3.04m (9'11") x 2.88m (9'5")

**Refitted Bathroom**

**Outside**

To the front of the property there is a driveway that leads to a garage which has been partially converted, featuring a utility room to the rear. The front garden is laid to lawn with hedged bordering, and there is a gate to the side providing access to the rear garden.

To the rear of the property is a generous, private enclosed garden that is laid mainly to lawn, with mature, well-stocked beds and borders, raised planters, a bespoke water feature, a small timber decked seating area, and a large wrap-around timber decked seating area.

**Further Information**  
Tenure: Freehold  
Council Tax Band: E  
EPC Rating: C

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**ellis winters**  
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

**£425,000**  
**Pasture Close**  
Warboys, , PE28 2RB

PROPERTY SUMMARY

An immaculately presented, detached family home, in a cul de sac position, and within a popular, well-serviced village location. This stunning home features a large open plan, refitted kitchen/dining/family room with some integrated appliances, a lounge, a study, a large conservatory, a cloakroom, four generous bedrooms, an en-suite shower room, and a refitted family bathroom. There is a generous, well-maintained garden with various decked seating areas to the rear, a driveway, a garage, a utility room, and the front garden offers the potential to create further off-road parking.

4



2



2

