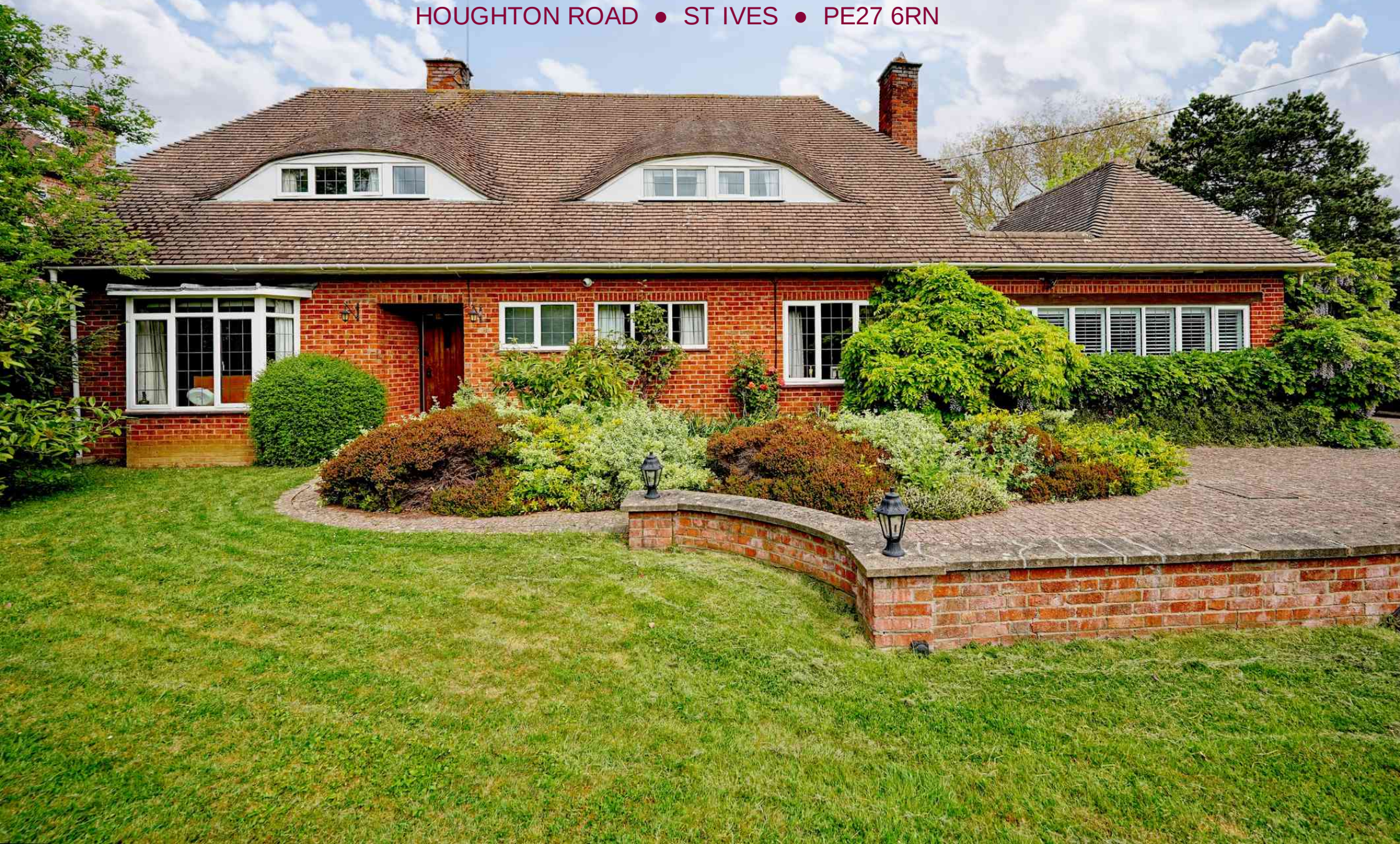


# MANDERA

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HOUGHTON ROAD • ST IVES • PE27 6RN









# MANDERA

HOUGHTON ROAD • ST IVES • PE27 6RN

- Established Detached Family Home
- En Suite And Family Bathroom
- Kitchen/Breakfast Room
- Amazing Plot Of Around 0.8 Acres (stms)
- Ample Parking Provision
- No Forward Chain
- Three/Four Bedrooms
- Four/Five Reception Rooms
- Guest Cloakroom And Utility Room
- Private Gated Driveway
- Rarely Available Location

An exciting opportunity to purchase a rarely available 1950s individually architect designed property set in grounds of approximately 0.8 acres (stms) on one of St Ives most sought after roads and a short distance to the town centre.

Mandera offers excellent and versatile accommodation over two floors starting with a large living room with an open fireplace, garden room, formal dining room, a large family games room, study which has been used as a fourth bedroom, re-fitted kitchen breakfast room with integrated appliances, a utility room and guest cloak room. There are three double bedrooms with en suite to the main bedroom and a re-fitted family bathroom serving the other two bedrooms. Outside the property is set back from the road and approached via a private driveway providing ample parking and occupying an amazing mature plot being laid to lawn with mature borders and trees providing an extremely high degree of privacy.

St Ives is a picturesque market town nestled along the River Great Ouse steeped in history offering an excellent range of facilities and amenities which include schools, supermarkets, retail shops, health care and a guided bus route. The world famous city of Cambridge is just 18 miles away and Huntingdon station just 4.5 miles with a direct line to London Kings Cross in under the hour.

Viewing is highly advised and by appointment only.

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### SOLID TIMBER DOOR TO

### RECEPTION HALL

Two radiators, parquet flooring, internal feature stained glass leaded light window.

### GUEST CLOAKROOM

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, coats hanging rear, tiled flooring.

### LIVING ROOM

17' 2" x 14' 10" (5.23m x 4.52m)

A double aspect room with walk in double glazed box bay window to front aspect and double glazed window to side aspect, coving to ceiling, two radiators, recessed storage cupboard, display shelving, central feature fireplace with attractive timber surround, parquet flooring.

### GARDEN ROOM

12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed windows overlooking garden, double glazed door to side, tiled flooring, radiator, door to







### DINING ROOM

10' 9" x 10' 3" (3.28m x 3.12m)

Double glazed window to rear aspect, display plinth, radiator, serving hatch to **Kitchen/Breakfast Room**.

### STUDY/BEDROOM 4

12' 5" x 10' 6" (3.78m x 3.20m)

Double glazed window to front aspect, coving to ceiling, radiator, parquet flooring.

### KITCHEN/BREAKFAST ROOM

19' 11" x 10' 8" (6.07m x 3.25m)

Three double glazed windows to garden aspect, fitted in a range of modern base and wall mounted cabinets with complementing work surfaces, drawer units, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated electric oven, microwave, fridge, freezer, gas hob with extractor over, complementing tiling, radiator, tiled flooring, door to

### REAR PORCH

UPVC double glazed door and window to rear aspect, tiled flooring, coats hanging area, radiator.

### FAMILY ROOM

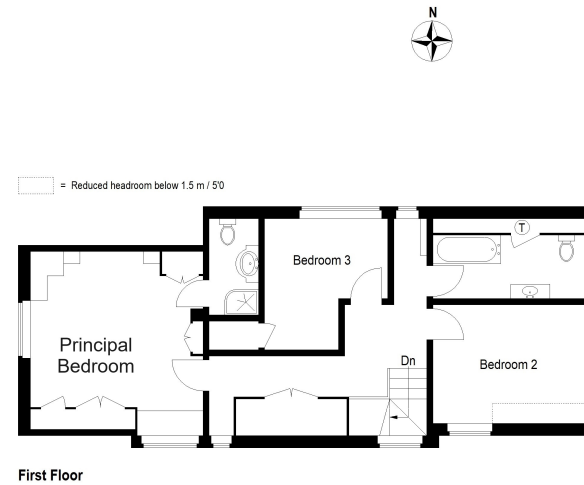
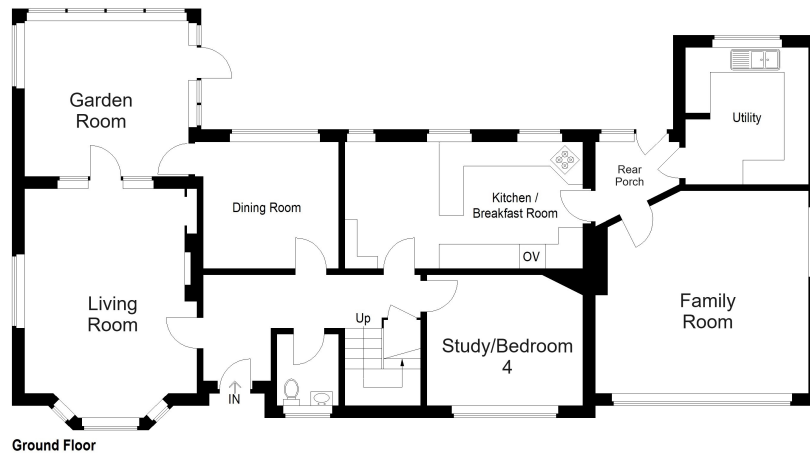
17' 4" x 16' 6" (5.28m x 5.03m)

A double aspect room with double glazed windows to front with bespoke shutters and double glazed window to side aspect, two radiators, coving to ceiling, recessed downlighters, access to boarded loft space with ladder and power, a range of bespoke furniture incorporating work station/desk unit, storage cupboards and shelving, wood effect flooring.





Approximate Gross Internal Area  
206.7 sq m / 2225 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1029651)  
Housepix Ltd

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## UTILITY ROOM

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, double stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler.

## FIRST FLOOR LANDING

Three double glazed windows to front aspect, radiator, double built in cupboard with hanging rail.

## PRINCIPAL BEDROOM

14' 0" x 12' 3" (4.27m x 3.73m)

A double aspect room with double glazed windows to front and side aspects, a range of furniture incorporating wardrobes with hanging and shelving, bedside units with bridging unit over, drawer units and window seat.

## EN SUITE SHOWER ROOM

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, separate shower cubicle with drench style shower head and hand held shower attachment, tiled surrounds, chrome heated towel rail, tiled flooring.

## BEDROOM 2

10' 8" x 9' 8" (3.25m x 2.95m)

Double glazed window to rear aspect, built in wardrobe with hanging and shelving, radiator, sloping ceiling.

## BEDROOM 3

12' 7" x 9' 5" (3.84m x 2.87m)

A double aspect room with double glazed windows to front and side aspects, radiator, sloping ceiling.

## FAMILY BATHROOM

Double glazed window to side aspect, re-fitted in a white three piece suite comprising low level WC with concealed cistern, vanity unit with counter top mounted wash hand basin, panel bath with independent shower unit over, mixer tap hand shower and shower screen, complementing tiling, heated towel rail, airing cupboard housing hot water cylinder with radiator, recessed down lighters.

## OUTSIDE

A private gated gravel driveway opens onto a block paved driveway providing ample parking provision. The front garden is laid to lawn with outside lighting. The rear garden has a patio terrace running the width of the property with steps leading down to the garden with a selection of mature trees, summer house. and brick built store. The rear garden is enclosed by panel fencing and mature hedging providing a high degree of privacy.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## TENURE

Freehold  
Council Tax Band - F







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