

72 WINDMILL CLOSE

ELLINGTON • PE28 0AJ





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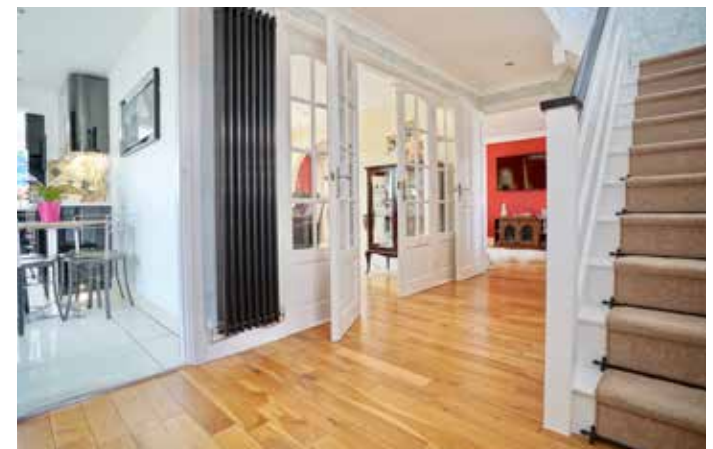
KEY FEATURES

- Fine, extended and upgraded family home in village cul-de-sac.
- Landscaped garden with outstanding, uninterrupted views over open countryside.
- Around 1,700 square feet of recently refreshed accommodation.
- Lounge, separate dining room and superb conservatory.
- Four bedrooms, en suite and family bathroom and guest cloakroom.
- Principal bedroom with dressing area, en suite and Juliet balcony.
- Superbly remodelled and refitted kitchen with Corian counters and lacquered cabinets.
- Double garage and additional parking.
- Well situated for access to major road and rail links.

THE VILLAGE

Ellington is a village and civil parish in Cambridgeshire, England. 4 miles (6 km) west of Huntingdon in Huntingdonshire, a non-metropolitan district of Cambridgeshire and historic county of England. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish.

Huntingdon Train Station just 4.5 miles away for any commuter wanting to be in London in less than an hour. Sits within the catchment area for the OUTSTANDING Buckden CofE Primary school which is just 3 miles and Hinchingsbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day.



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Guide Price £595,000

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THE PROPERTY

This fine detached home is situated on an attractive corner plot, offering a delightful south-facing rear garden and uninterrupted views over open fields.

The generous accommodation extends to around 1,700 square feet with a light and airy feel, making it ideally suited for entertaining as well as catering for the needs of the extended family and those requiring homeworking facilities.

Wood flooring extends throughout the reception hall, lounge and formal dining room, both of which have double doors opening into the large conservatory which also features a wood burning stove. The kitchen/breakfast room has been fitted with a comprehensive range of quality cabinets and there is also a useful guest cloakroom/WC on the ground floor.

The master bedroom features a dressing area and en suite shower plus a wonderful, vaulted ceiling and Juliet balcony overlooking fields to the rear. Bedrooms three and four both provide built-in wardrobes and either could serve as a home office. The family bathroom has been remodelled and refitted with a five-piece suite including a free-standing roll-top bath and separate shower enclosure.

ENTRANCE PORCH

Block paved step, exterior lighting, composite front door.

RECEPTION HALL

Hardwood flooring, vertical radiator, recessed ceiling downlighters, glazed doors and side screen to dining room, staircase to first floor galleried landing.

GUEST CLOAKROOM

Suite comprising WC with high-level cistern, pedestal washbasin and bidet. Tiled floor and fully tiled walls, radiator/towel rail, window to side.

LOUNGE

Hardwood flooring, stone fireplace housing gas (LPG) fire, two radiators, feature opening to dining room, bow window to front with fitted shutters and French doors opening into conservatory.

DINING ROOM

Glazed double doors from hall. Hardwood flooring, radiator, recessed ceiling downlighters, French doors opening into conservatory.

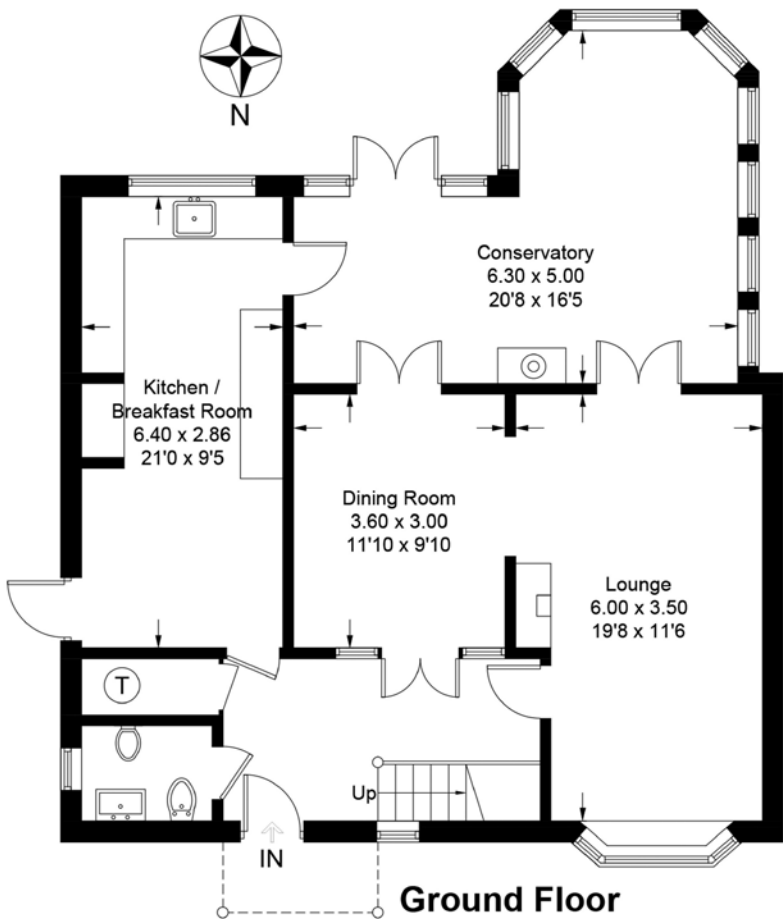
KITCHEN/BREAKFAST ROOM

Extended and refitted with a comprehensive range of quality lacquered cabinets, Corian counters with seamless integrated sink and contrasting tiling, AEG appliances to include integrated dishwasher, double oven/microwave, ceramic hob with angled-glass extractor hood, wine cooler, wine rack, polished porcelain floor tiles and kick-space lighting, recessed ceiling down lighters, window to rear, door to side garden and door into conservatory.

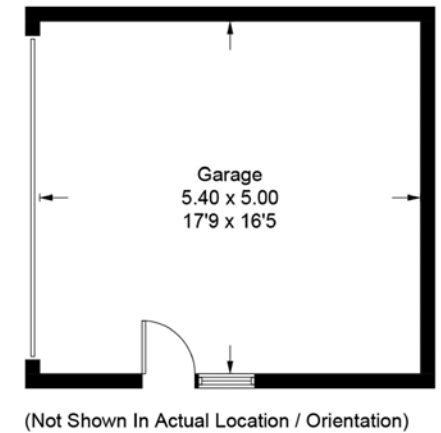
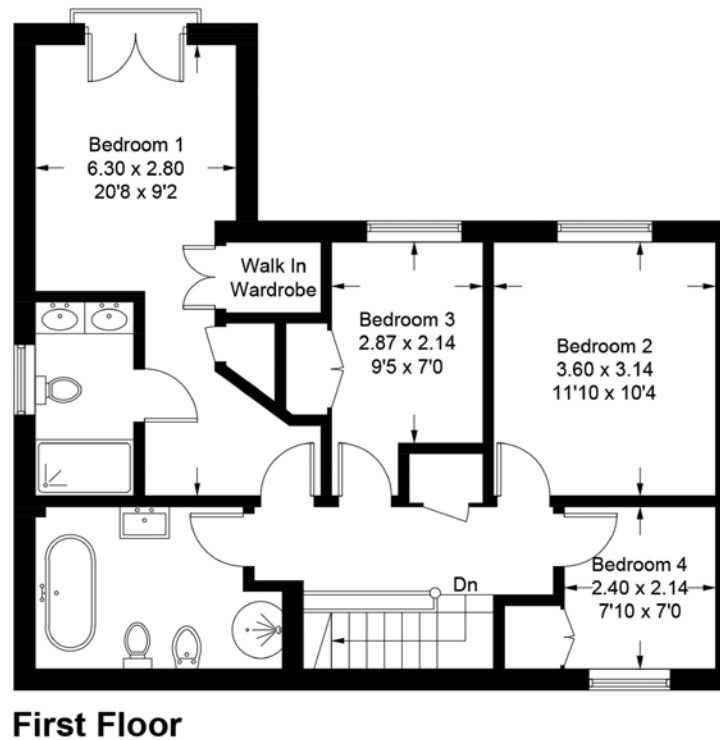
CONSERVATORY

UPVC with brick plinth and recently replaced glass roof, fitted wood burning stove with raised tiled hearth, tiled floor, wall-mounted uplighters, double doors opening onto the rear garden deck.





Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
 Garage = 27 sq m / 291 sq ft
 Total = 185.3 sq m / 1995 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. (ID884808)
 Housepix Ltd



FIRST FLOOR GALLERIED LANDING

Linen cupboard, window to front with fitted shutters.

BEDROOM ONE

Hardwood flooring, lobby/dressing area with two double built-in wardrobes, radiator, vaulted ceiling with recessed downlighters and two Velux windows, Juliet balcony with glazed double doors overlooking the rear garden and fields beyond.

EN SUITE SHOWER

Suite comprising double shower enclosure with glazed screen, vanity unit with twin washbasins, storage cupboards and mirror, close-coupled WC . with concealed cistern. Tiled floor and fully tiled walls, radiator/towel rail, recessed ceiling downlighters, window to side.

BEDROOM TWO

Laminate flooring, radiator, window to rear.

BEDROOM THREE

(Currently configured as home office) Double built-in wardrobe, radiator, window to rear.

BEDROOM FOUR

Built-in wardrobe, radiator, window to front.

FAMILY BATHROOM

Remodelled and refitted with suite comprising free-standing roll-top bath with mixer tap, separate shower enclosure, pedestal washbasin, bidet and WC with high-level cistern. Tiled floor and fully tiled walls, radiator, recessed ceiling downlighters, windows to front and side.

OUTSIDE

The property sits on a corner plot with block-paved driveway providing car standing space for several vehicles access to the double garage.

Double gates lead to the delightfully landscaped side and rear gardens, offering a full-width raised deck with balustrade

and steps down to the sun-trap patio and lawned area with attractive beds and borders, ornamental pond and a variety of trees and shrubs, patio garden to side with timber garden shed, outside tap, lighting and power supply, boiler cupboard, and covered storage area.

DOUBLE GARAGE

Electrically operated roller door, light and power, personal door.



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