



Naivasha, Cooks Drove, Earith, PE28 3RA



Offers over: £350,000

Freehold

Cooks Drove, Earith, PE28 3RA

- Detached Chalet Style Home
- Extended Ground Floor Accommodation
- Three Double Bedrooms
- Downstairs Cloakroom
- Single Garage and Ample Parking
- Enclosed Rear Garden
- Non-Estate Position
- Sought After Village Location
- Freehold
- Energy Rating: D/61

An extended detached home occupying a non-estate position and situated on a generous plot.

Accommodation comprises - entrance hall, useful downstairs WC, living room/dining room, kitchen opening through to an extended dining area, utility room, three double bedrooms, with one of these situated on the ground floor (offering the potential to be used as a further reception room) , whilst two bedrooms can be found upstairs alongside family bathroom.

Outside, the property offers driveway parking for multiple vehicles leading to the garage, with the rear garden being private and fully enclosed.

Situated within the popular village location of Earith, the property benefits from the amenities within the village which include post office, barber shop, pub, takeaway and primary school, as-well-as being well-positioned for transport links.

The village of Earith is also positioned within close proximity to the market towns of St Ives, Huntingdon and Ely all of which offer further amenities.

Huntingdonshire District Council.

Council Tax Banding D.

These details are subject to approval.



# Accommodation

Entrance Hall

Cloakroom

Living Room 13' x 11'5" (3.96m x 3.48m).

Dining Area 11'6" x 8'5" (3.5m x 2.57m).

Kitchen 13'3" x 7'8" (4.04m x 2.34m).

Dining Room 11'1" x 9'9" (3.38m x 2.97m).

Utility Room 9'8" x 5'6" (2.95m x 1.68m).

Bedroom 1 11'4" x 9'11" (3.45m x 3.02m).

Landing

Bedroom 2 12'10" x 9'11" (3.9m x 3.02m).

Bedroom 3 13'6" x 8'4" (4.11m x 2.54m).

Bathroom

Garage 16'6" x 8'4" (5.03m x 2.54m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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