8 Vermuyden, Earith, PE28 3QP

THOMAS MORRIS

Offers in excess of: £400,000
To be advised

Vermuyden, Earith, PE28 3QP

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Single Garage and Parking
- Enclosed Side and Rear Garden
- Popular Village Location
- Well-Presented Throughout
- Walking Distance to Amenities
- Freehold
- Energy Rating: E/41

Nestled within a sought-after village location, this lovely four-bedroom detached family home presents a retreat for those seeking spacious accommodation and a tranquil lifestyle. The property boasts a well-designed layout for comfort and flexibility.

The property benefits from a welcoming living room/dining room, and the adjacent kitchen/breakfast room modern amenities and ample storage. Additionally, a versatile reception room, currently utilised as a study offers flexibility to adapt to various lifestyle needs whilst also offering a spacious conservatory.

The property includes a cloakroom/WC, with rear and side gardens, accompanied by a patio seating area - a perfect setting for outdoor enjoyment.

There is a gated rear access leading to open fields, offering a picturesque backdrop and opportunities for leisurely strolls in the countryside. There is also a single garage and additional parking spaces available.

Benefiting from its proximity to local amenities, it is convenient for shops and other essentials within walking distance. It is also good access to major road links.

Huntingdonshire District Council
Council Tax Banding D.
These details are subject to approval.
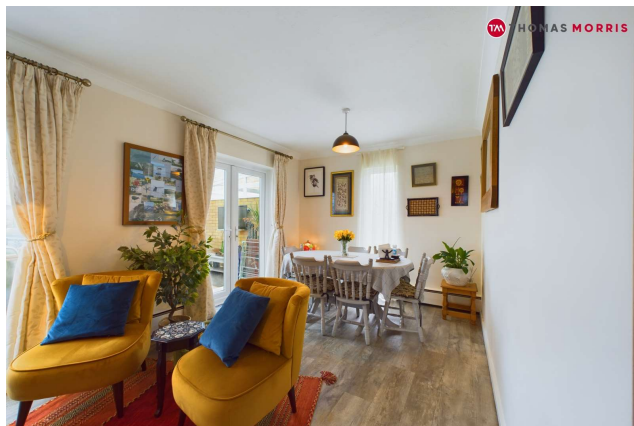
Accommodation

Entrance Hall

Cloakroom

Living Room/Dining Room *23'10" x 9'8" (7.26m x 2.95m).*

Kitchen/Breakfast Room *14'5" x 8'10" (4.4m x 2.7m).*

Utility Area

Family Room/Study *9'3" x 9' (2.82m x 2.74m).*

Conservatory *16' x 8'9" (4.88m x 2.67m).*

Landing

Bedroom 1 *11'11" x 11'2" (3.63m x 3.4m).*

Bedroom 2 *12'10" x 7'9" (3.9m x 2.36m).*

Bedroom 3 *11'11" x 6'10" (3.63m x 2.08m).*

Bedroom 4 *10'1" x 7'4" (3.07m x 2.24m).*

Bathroom

Garage *17'6" x 13'8" (5.33m x 4.17m).*

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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Thomas Morris
24-26 Crown Street, St. Ives, Cambridgeshire, PE27 5AB
T: 01480 468066
stivesenquiries@thomasmorris.co.uk

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Ground Floor

Garage
13'8" x 17'6"
4.18 x 5.34 m

WC

Family Room
9'3" x 9'0"
2.83 x 2.76 m

Entrance Hall/Utility

Inner Hallway

Living Room
9'8" x 23'10"
2.96 x 7.28 m

Kitchen
8'10" x 14'5"
2.70 x 4.41 m

Conservatory
8'9" x 16'0"
2.68 x 4.89 m

Floor 1

Bedroom
11'11" x 6'10"
3.65 x 2.09 m

Bedroom
12'10" x 7'9"
3.91 x 2.39 m

Landing

Bathroom

Bedroom
10'1" x 7'4"
3.09 x 2.25 m

Bedroom
11'2" x 11'11"
3.41 x 3.66 m

Approximate total area[1]
1593.88 ft²
148.08 m²

Reduced headroom
10.23 ft²
0.95 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The Property Ombudsman