



HARVEY ROBINSON

Offers in Excess Of  
£650,000  
Ansley Way  
St Ives, PE27 6SN



- Five Bedroom Detached
- Plot of Approximately 0.2 Acres
- 23ft Open Plan Lounge/Dining Area
- Kitchen/Breakfast Room

- Utility Room
- Re-fitted En-Suite and Bathroom
- Detached Double Garage
- Extensively Refurbished

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## PROPERTY SUMMARY

Harvey Robinson estate agents in St Ives are delighted to offer for sale with NO ONWARD CHAIN this beautifully presented former show home that occupies a plot of approximately 0.2 of an acre. The property is accessed through an archway that leads to a good-sized front garden with ample off-road parking and a double garage. Internally there is an entrance hall, cloakroom, kitchen, utility room, and large open-plan lounge/diner with four panel glass sliding doors opening on to the rear garden. The rear garden is well established, and we understand that it is the largest plot on the development which lends itself to further extending to the side and rear without encroaching upon the beautiful plot. On the first floor there are five bedrooms, a re-fitted en-suite to master and a bathroom. Early viewing is advised to appreciate this rarely available home and can be arranged by contacting our St Ives office.





## LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few.

One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five minute drive away. You'll find plenty of shops in St Ives, along with some great independent stores and cafes, which make shopping a real pleasure. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area.

The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary and secondary school can be found within a few minutes' walk of the property.

## REFURBISHMENTS UNDERTAKEN

The property has undergone two phases of refurbishment in 2013 and more recently in 2018. The works that have been carried out include a new boiler, new electrics, fuse board & LED lighting throughout. Oak flooring, new en-suite and bathroom, new contemporary fireplace, removal of the wall between the lounge and dining room and the addition of four panel glass sliding doors to the rear garden, electric underfloor heating in the lounge/dining area. New windows, doors, soffits and gutters, new electric roller garage door, new plastering, electrics and flooring to the garage, high power electrics with provision for an electric car charging point. Electric roller shutters to three of the bedrooms, electric blinds to the patio doors and further blinds fitted to most of the windows.









## FAQ

Postcode for SatNav: PE27 6SN

Council Tax: F

EPC: C

Garden Aspect: West

Vendors Onward Movements: No Chain

Loft Boarded: Yes

Age of the Property: 1986

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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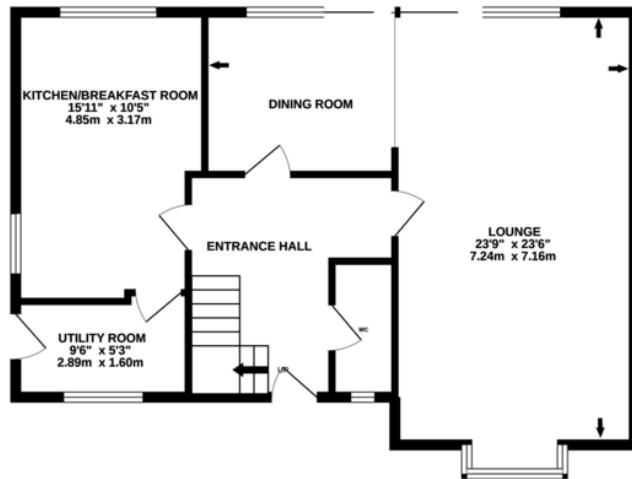




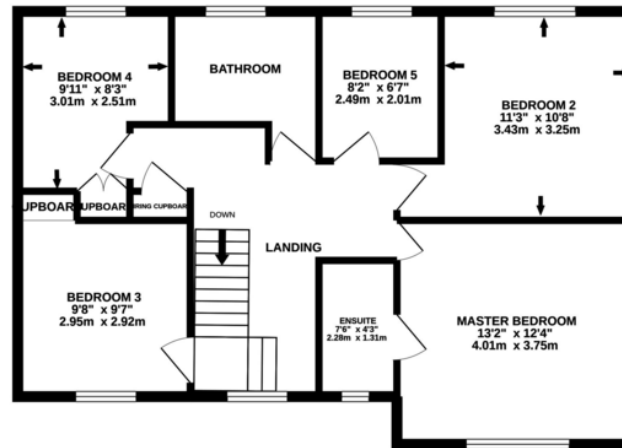




GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.9 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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