



HARVEY ROBINSON

Offers In Excess Of  
**£425,000**  
Tamar Close  
St Ives, PE27 3JE



- Extended Detached Family Home
- Five Bedrooms
- Ensuite and Dressing Area to Master
- Two Reception Rooms

- Utility Room and Downstairs Cloakroom
- Single Garage
- Off Road Parking
- Sought After Location

5   
2   
2 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer this rarely available five bedroom detached home in St Ives. Thoughtfully extended and improved by the current owners, the property in brief consists of an entrance hall, a front to back lounge with inglenook style fireplace, a dining room with patio doors to the rear garden, a kitchen breakfast room, a utility room and a cloakroom to the ground floor. Upstairs, the property has been extended to both the side and rear creating five good sized bedrooms. The master bedroom benefits from a Juliet balcony to the rear, an ensuite and a dressing area and the family bathroom completes the first floor. There is a single garage and ample off road parking to the front of the property. The rear garden enjoys a good degree of privacy and is mainly laid to lawn with a large section of patio, perfect for outside entertaining. Viewing of this well presented family home is highly recommended and can be organised by contacting our St Ives





## 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. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just a mile 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. 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 school can also be found within a short walk of the property.









## FAQ'S

Tenure: Freehold

Seller's Onward Movements: Downsizing Locally

Post Code for SatNav: PE27 3JE

What3Words Location: handy.trapdoor.blessing

Council Tax Band: D

EPC Rating: TBC

School Catchment Areas: Wheatfields and St Ivo Schools

Rear Garden Direction: West



## GENERAL

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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For independent whole of market mortgage advice please call the team to book your appointment.

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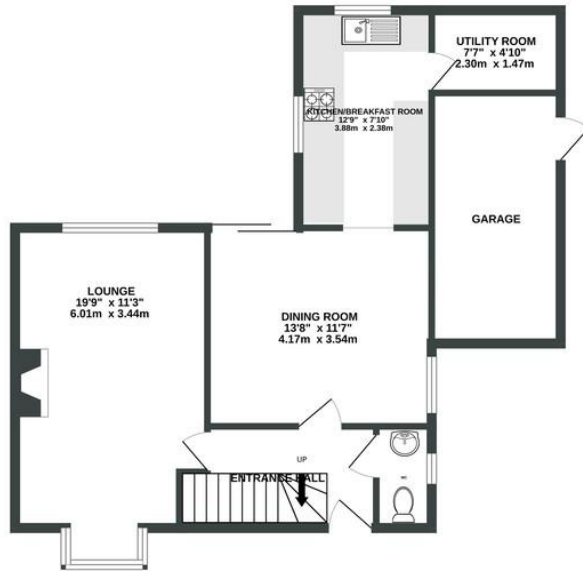




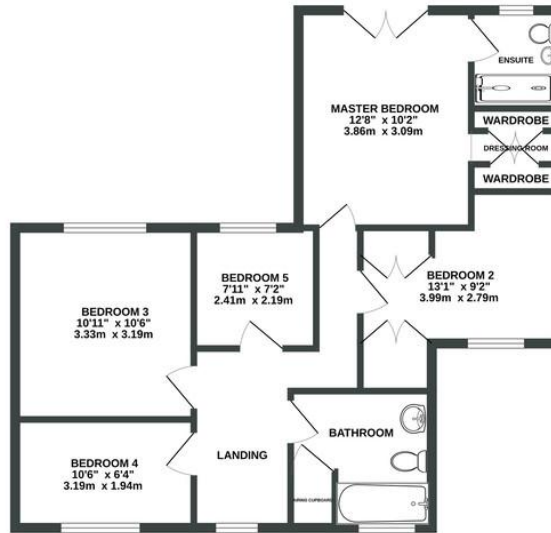




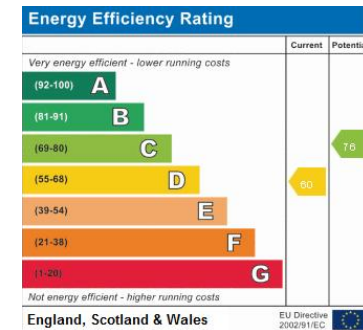
GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.  
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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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