



HARVEY ROBINSON

£370,000

25 Apple Tree Close

Fenstanton, PE28 9FJ

- Three Bedroom Detached
- Built in 2016
- 18ft Kitchen/Diner
- En-suite to Master

- Utility Room
- Cloakroom
- Good-sized Garden
- Well Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson estate agents in St. Ives are delighted to be offering for-sale this three-bedroom detached home located on the outskirts of the popular village of Fenstanton. The property was constructed in 2016 and is kept in excellent condition by the current owners. The accommodation provides an entrance hall, cloakroom, lounge, an impressive 18ft kitchen/diner opening on to the rear garden, and a separate utility room. Upstairs there are three spacious bedrooms, the master benefitting from an en-suite, plus there is a family bathroom. Outside the property there is a good-sized rear garden and a single garage with off-road parking in-front. Please contact our St Ives branch to arrange your appointment to view.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a convenience, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do you weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.

FAQ

Postcode for SatNav: PE28 9FJ

What3Words location: ///topics.vine.they

Council tax: D

Reason for move: To be closer to family

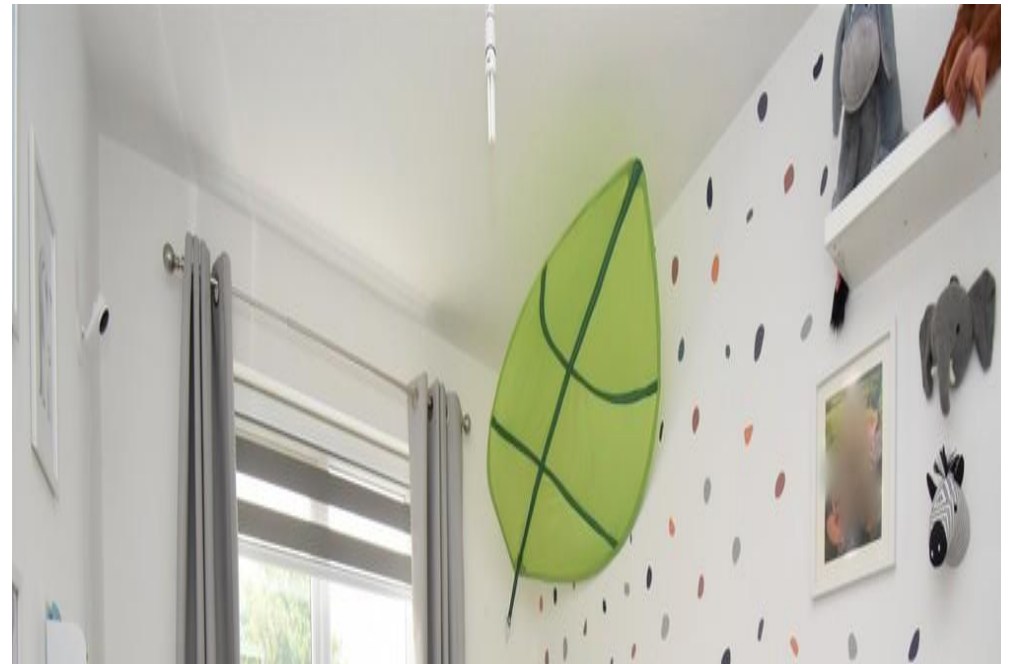
Water meter; Yes, directly Infront of the house

Garden aspect: East

Which rear fence boundary are you responsible for: Left (with back to the property)

Loft: Insulated; no light, ladder or boarding

Estate maintenance fee: £280 per annum





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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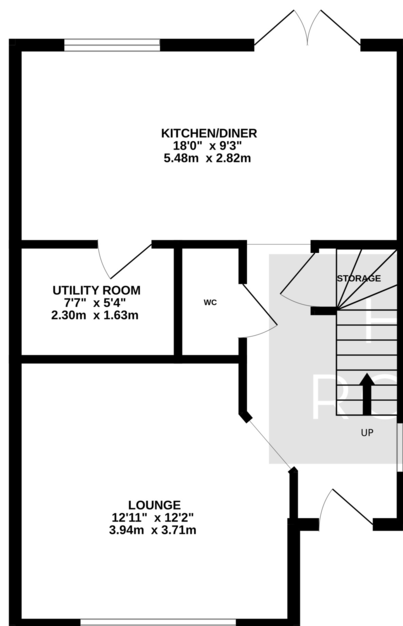
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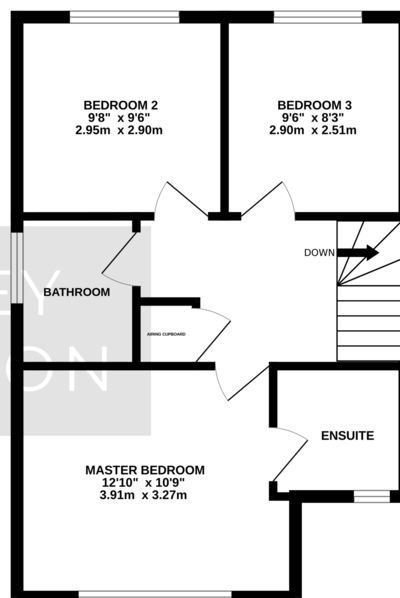




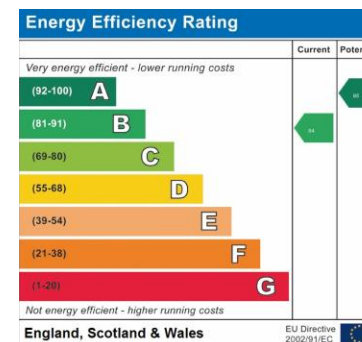
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 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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