



HARVEY ROBINSON

Offers In Excess Of  
£290,000

Wheatley Crescent  
Bluntisham, PE28 3XN

- Detached Family Home
- Three Bedrooms
- Impressive Field Views
- Conservatory

- Single Garage
- Recently Replaced Block Paved Driveway
- Solar Panels
- Private Rear Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this spacious detached family home in the ever-popular village of Bluntisham. Offering unrivalled field views to the rear, this property offers potential to improve throughout and in brief consists of an entrance hall, a lounge, an open plan kitchen dining room and a conservatory to the ground floor. Upstairs, there are three generous bedrooms, all benefitting from fitted storage and a family bathroom. Outside, there is a pleasant front garden as well as a newly replaced brick paviour driveway leading to a single garage. The rear garden is mature and is mainly laid to lawn with mature flower beds. There is a section of patio directly leading from the conservatory and storage in the form of a shed. The property also benefits from solar panels and an electric garage door. Viewing of this spacious property is highly recommended and can be organised by contacting our St Ives office.



### LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3XN

What3Words Location: demoted.rollover.packet

Council Tax Band: C

EPC Rating: C

Property Constructed: 1978

Current Owners Lived in Property: 39 Years

Seller's Onward Movements: No Forward Chain

Rear Garden Boundaries: Right and Rear

Rear Garden Orientation: North

Garage: Electric Door

Boiler: Serviced Annually

Loft: Part Boarded

School Catchment Areas: St Helen's Primary and St Ivo Secondary



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

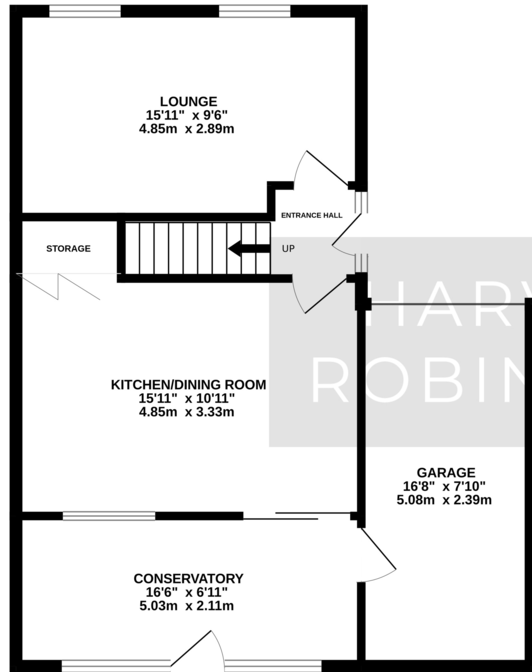
For independent whole of market mortgage advice please call the team to book your appointment.

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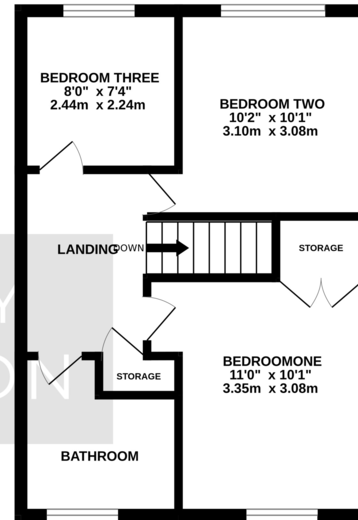




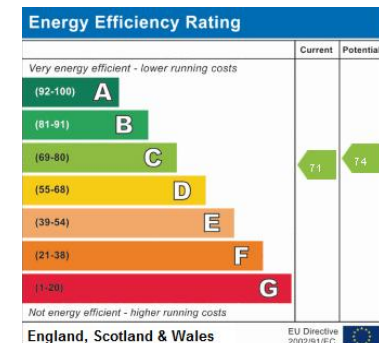
GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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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