



HARVEY ROBINSON

£500,000

Russet Close

St Ives, PE27 3NN

- Executive Detached Family Home
- Four Double Bedrooms
- Refitted Ensuite to Master Bedroom
- Four Reception Spaces

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



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented, executive-style home in the centre of St Ives. Situated at the end of a quiet cul-de-sac but within walking distance of the town centre and the excellent amenities on offer in St Ives, this property would be perfectly suited for a family. Thoughtfully improved and upgraded by the current owners who purchased the property from new, the accommodation in brief consists of an entrance hall, a lounge, a dining room, a refitted kitchen breakfast room, a utility room and cloakroom, a conservatory, and a family room to the ground floor. To the first floor, there are four double bedrooms, a refitted en-suite shower room to the master bedroom and a family bathroom. There is a single garage with off road parking to the front of the property in addition to a pleasant front garden and ample off-road parking. The rear garden is private and enclosed and is mainly laid to lawn with a large section of patio, perfect for outdoor dining.



## 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 1/2 of a mile away. In St Ives you will find plenty of shops 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. Withing half a mile in the opposite direction of town you will 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 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. 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

Property Constructed: 1999

Post Code for SatNav: PE27 3NN

What3Words Location: charmingly.ruffling.pursuing

Kitchen Refitted: 9 years ago

Current Owners Lived in Property: Since New

Seller's Onward Movements: Purchasing a New Build Property

Council Tax Band: E

EPC Rating: C

School Catchment Areas: Wheatfields 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.

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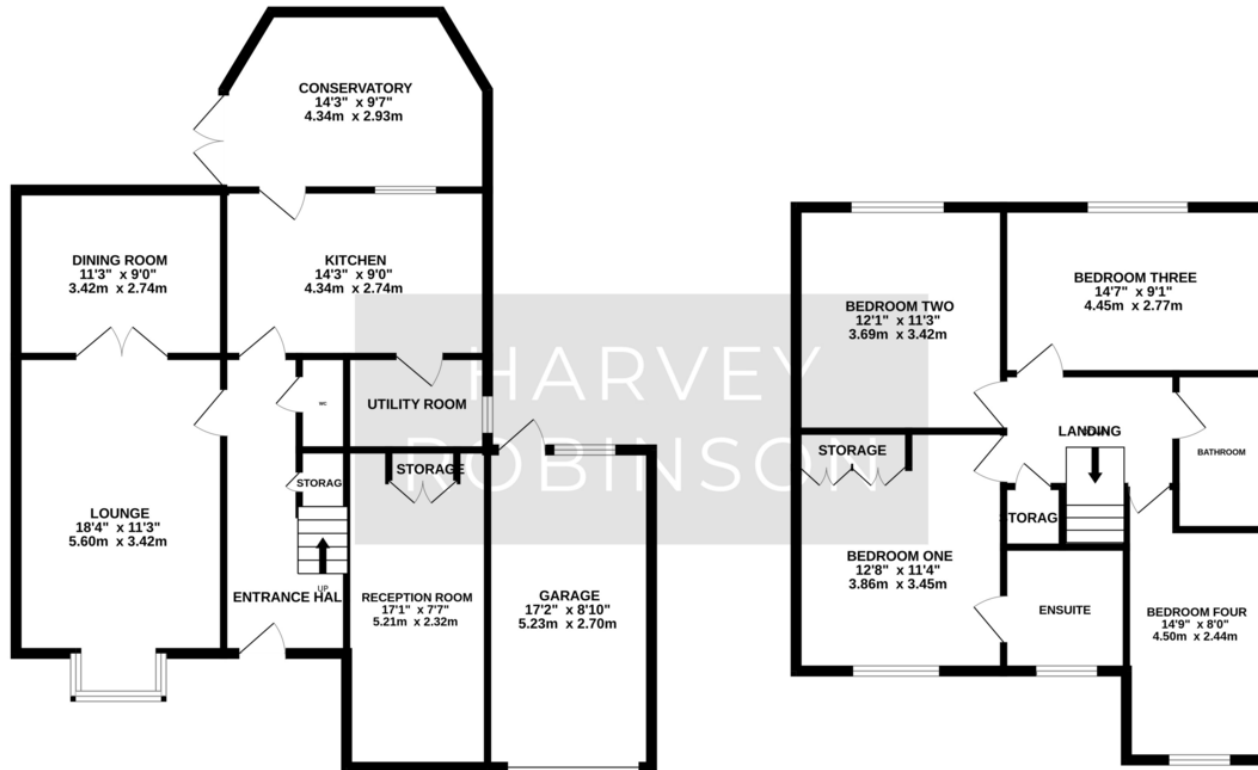
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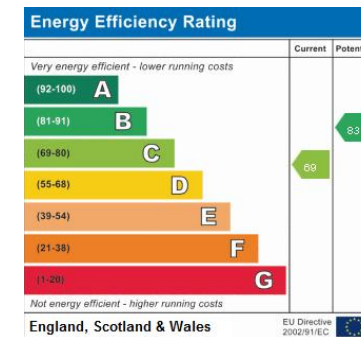


GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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

HARVEY ROBINSON

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