



HARVEY ROBINSON

£400,000
Apple Tree Close
Fenstanton, PE28 9FJ

- Detached Family Home
- Extended Accommodation
- Three Spacious Bedrooms
- Kitchen/Dining/Family Room

- Separate Lounge
- Utility Room and Cloakroom
- En-Suite to Bedroom One
- Single Garage and Off-Road Parking

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this beautifully presented detached family home in the ever-popular village of Fenstanton. Built in 2016, the current owners have further extended the property to create a well-proportioned light and airy 21ft kitchen/family/dining room to the rear, adding bifold doors across the width opening into the garden. The ground floor further benefits from a utility room with access directly to the driveway, downstairs cloakroom and separate lounge. Upstairs, the property offers three spacious bedrooms and a family bathroom as well as large landing area. Bedroom One is completed with fitted wardrobes and an en-suite shower room. Outside the property, there is a single garage offering power and light and off-road parking to the front of this. To the rear you will find well sized, private garden. The garden is largely laid-to-lawn, which a patio decked area to back corner with raised beds behind packed with shrubs. There is access into the garage from the garden, as well as electric points and an outside tap. Having been looked after to a high standard, this property can be moved straight into and is not one to be missed. Viewings can be arranged via our St Ives office.



LOCATION & 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 variety of amenities including a convenience store, café, hairdressers, butchers, chemist, 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'S

Postcode for SatNav: PE28 9FJ

What3Words: venue.shout.feasted

Tenure: Freehold

Property Built: 2016

Vendors Owned: Since New

Vendors Onward Movements: Upsizing

Council Tax Band: D

EPC Rating: B

Water Meter: Yes, located in Front Garden

Garden Aspect: East

Garden Boundary Fences: Left and Rear, Right Fence is shared responsibility

Boiler Installed: 2016, with service history

Loft: Not boarded, no ladder or light

Estate Maintenance Charge: Approx. £280 per annum



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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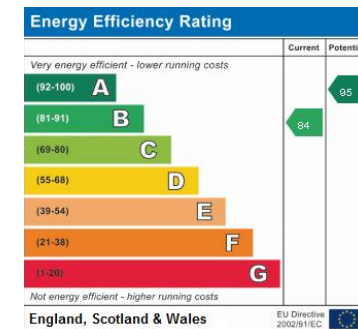
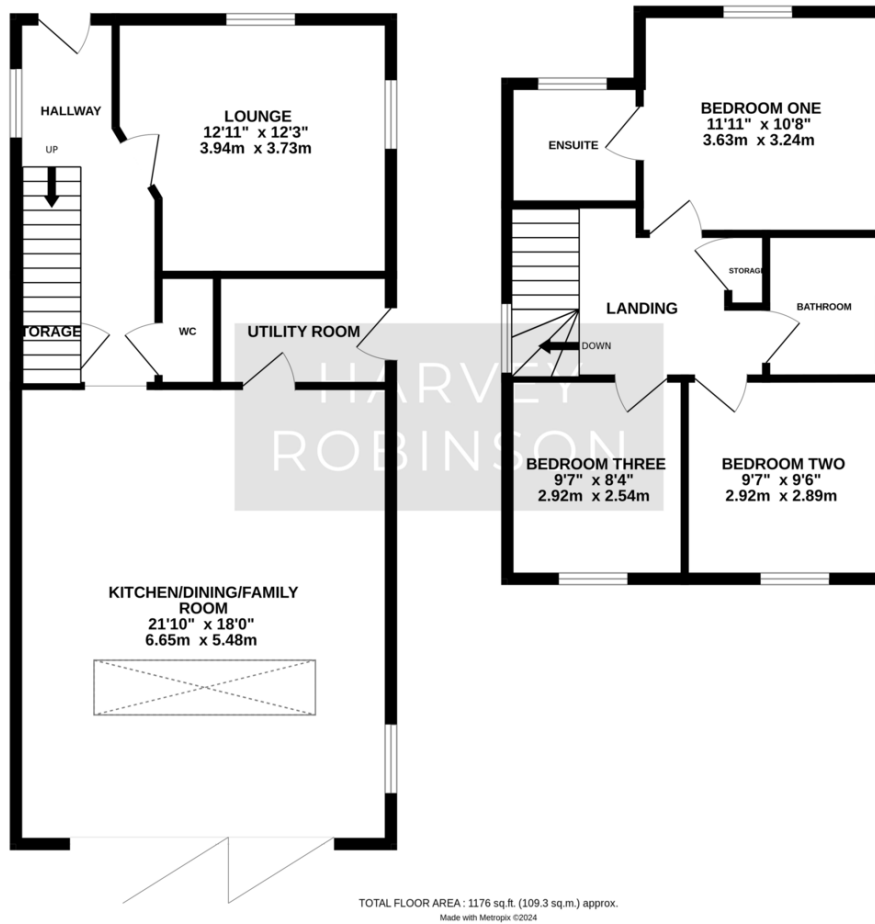
4.9 Star Google Review Rating





GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



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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