



HARVEY ROBINSON

£395,000

Derwent Close

St Ives, PE27 3HP

- Detached Family Home
- Sought After Town Location
- 24ft Lounge Diner with Bay Window
- Four Bedrooms

- Refitted Family Bathroom and Cloakroom
- Recently Fitted Warm-Roof Garden Room
- West Facing Garden
- Single Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, located in the ever popular town of St Ives. The ground floor accommodation in brief comprises a refitted downstairs cloakroom, kitchen, and spacious 24ft lounge diner with bay window to the front, as well as a stunning recently fitted garden room with warm room, underfloor heating, and garden views. The first floor offers four bedrooms, two well sized double rooms and two single bedrooms, and a refitted family bathroom. To the front of the property, off road parking is provided, with additional on road parking space as well. a 17ft garage is also located to the side of the property, with side access from the property available. To the rear of the property is a well maintained west facing garden, offering privacy from other properties. Mainly laid to lawn and featuring a patio area, this space is perfect for young or growing families to enjoy the warmer months outside.

Prospective buyers also benefit from a primary school nearby - just a 10 minute walk away - and the town is just a 30 minute walk to access shops highly rated restaurants, and other amenities. Interest on this detached family home in the popular town location of St Ives is expected to be high, so viewings of this property are highly recommended and can be arranged through our St Ives office.



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 just a 5 minute walk 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. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl 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 walk 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3HP

What3Words Location: ///laptops.toothpick.silk

Property Constructed: TBC

Council Tax Band: C

EPC Rating: TBC

Owned For: 18 Years

Seller's Onward Movements: Purchasing In Local Area

School Catchment Areas: Wheatfields Primary School, St Ivo Secondary School

Boiler Installed: 2019, with service history

Rear Garden Boundary: Left

Rear Garden Aspect: West

Water Meter: Yes

Garden Room Age: 5 Years - With guarantees but only in current ownership.

Features built in blinds in all windows/doors. Underfloor heating. Fully bi-fold doors.

Loft: Part boarded, with light, no ladder

All light fittings excluding lampshades to remain, all curtain poles excluding master bedroom to remain. Oven and hob to remain. All carpets to remain.



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.

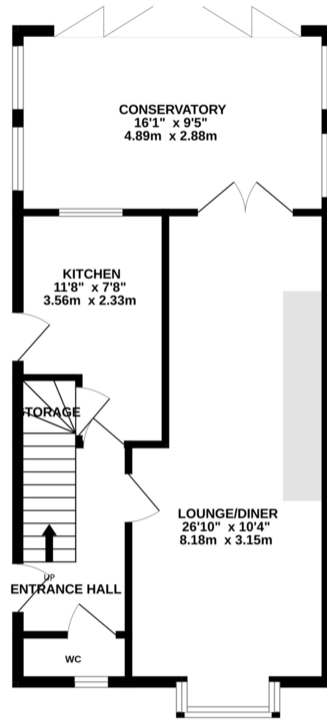
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Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2024 – Gold Winner
4.9 Star Google Review Rating

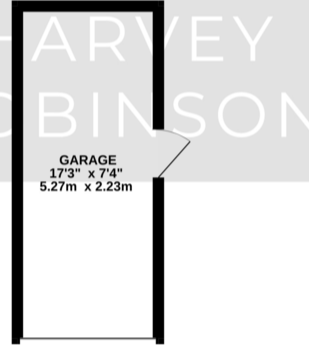
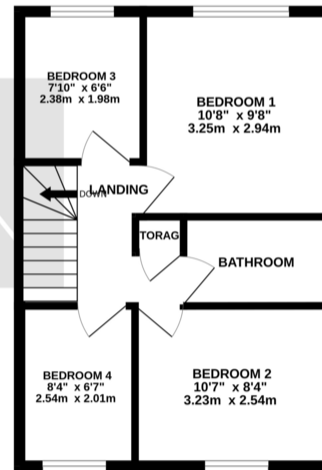




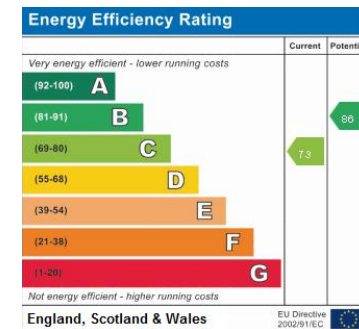
GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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