



HARVEY ROBINSON

£280,000
Cooks Drove
Earith, PE28 3QG

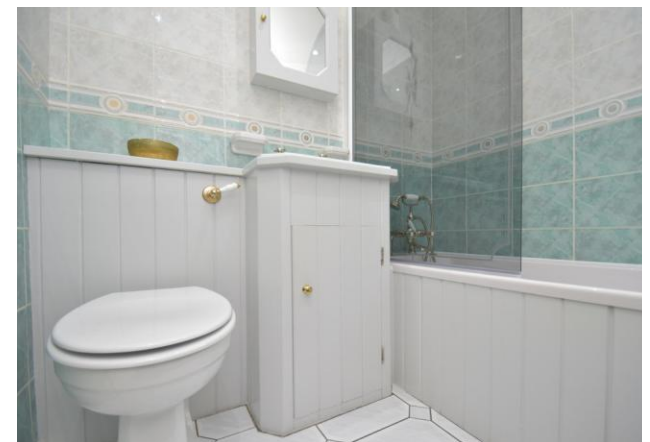
- Semi-Detached Home
- Sought After Village Location
- Three Bedrooms
- Two Reception Rooms and Conservatory

- Lockable Brick Built Storage Room
- Additional Summer House
- Off-Road Parking To Front
- Large Rear Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale wonderfully presented, three-bedroom semi-detached property in the sought after village of Earith. Perfect for first time buyers and offering a great amount of accommodation over two floors, the ground floor in brief comprises an entrance hallway, bright and airy lounge, open plan kitchen diner, conservatory, and side porch that includes lockable storage and the downstairs cloakroom. Upstairs there are three bedrooms - two doubles with integrated storage and a further single. There is also an immaculate three-piece family bathroom suite. Outside to the front there is off-road parking for three vehicles, which sets the property back from the road. To the rear, there is a larger-than-average east-facing garden, complete with summerhouse and gazebo. Interest on this fantastic first-time buyer's property is expected to be very high, so to avoid missing out contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQs

Property Owned For: 39 years

Seller's Onward Movements: Downsizing Out Of Area

Rear Garden Boundary: Rear and Right

Rear Garden Aspect: East

Primary School Catchment: Earith Primary School

Secondary School Catchment: Abbey College Ramsey

Water Meter: No

Boiler Installed: 2007, with installation certificate

Boiler Service: June 2024, with service history

UPVC Windows: Installed 2001

Conservatory: Added 2007.



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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Floor plan of the first floor showing the following rooms and dimensions:

- CONSERVATORY:** 12'6" x 9'6" (3.80m x 2.89m)
- SUMMERHOUSE:** 11'5" x 7'11" (3.48m x 2.41m)
- DINING ROOM:** 10'6" x 7'0" (3.19m x 2.13m)
- KITCHEN:** 13'0" x 8'8" (3.96m x 2.64m)
- LOUNGE:** 12'8" x 12'2" (3.86m x 3.71m)
- ENTRANCE HALL:** Includes a staircase labeled "UP".
- SIDE PORCH:** Located between the kitchen and the lounge.
- STORAGE:** Two storage areas are indicated on the right side of the plan.

BEDROOM 2
13'2" x 8'5"
4.01m x 2.57m

BATHROOM

DOWN

LANDING

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

BEDROOM 1
13'3" x 11'2"
4.04m x 3.40m

BEDROOM 3
8'0" x 6'7"
2.44m x 2.01m

STORAGE

STORAGE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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