



HARVEY ROBINSON

Offers In Excess Of  
**£290,000**  
Greenfields  
Earith, PE28 3QY



- Semi Detached Family Home
- Three Bedrooms
- Extended Ground Floor Accommodation
- 26ft Kitchen Diner

- Immaculately Presented
- Private South Facing Garden
- Overlooking A Pleasant Green
- Off-Road Parking



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this this immaculately presented and thoughtfully extended three bedroom family home, in the heart of the ever-loved village of Earith. Offering extended ground floor living space, this property would be perfect for first time buyers and in brief comprises a high-ceilinged entrance hallway, 19ft lounge with dual-aspect windows and sliding doors to the rear, and 26ft kitchen diner which was originally the garage. The first floor offers three bedrooms - two double rooms and a further single room perfect for a nurse's room or home office, as well as a refitted three-piece family bathroom. The property is immaculately presented and is ready to move into. Outside to the front, the property benefits from ample off-road parking, both on a paved driveway and on gravel, and overlooks a pleasant green setting it back from the road. To the rear is an enclosed, south-facing garden, benefitting from a good degree of privacy. Interest on this rarely-available, spacious property is expected to be high, so to arrange a viewing contact the St Ives office.



## LOCATION AND AMENITIES

Earith, a historical village mostly in part 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.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3QY

What3Words Location: magnitude.speaker.guessing

Property Built: 1960's

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned For: 6 Years

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundary: None

Rear Garden Aspect: South

Garage: Converted

Primary School Catchment: Earith Primary School

Secondary School Catchment: Abbey College Ramsey

Water Meter: Yes, under sink

Loft: Part-boarded with ladder and light



## 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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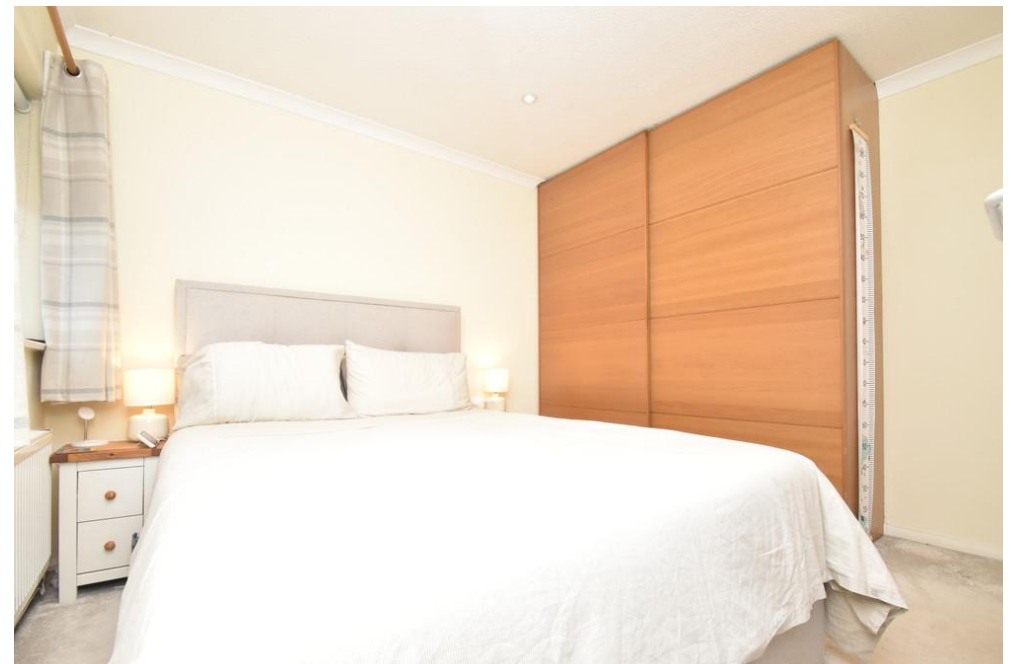
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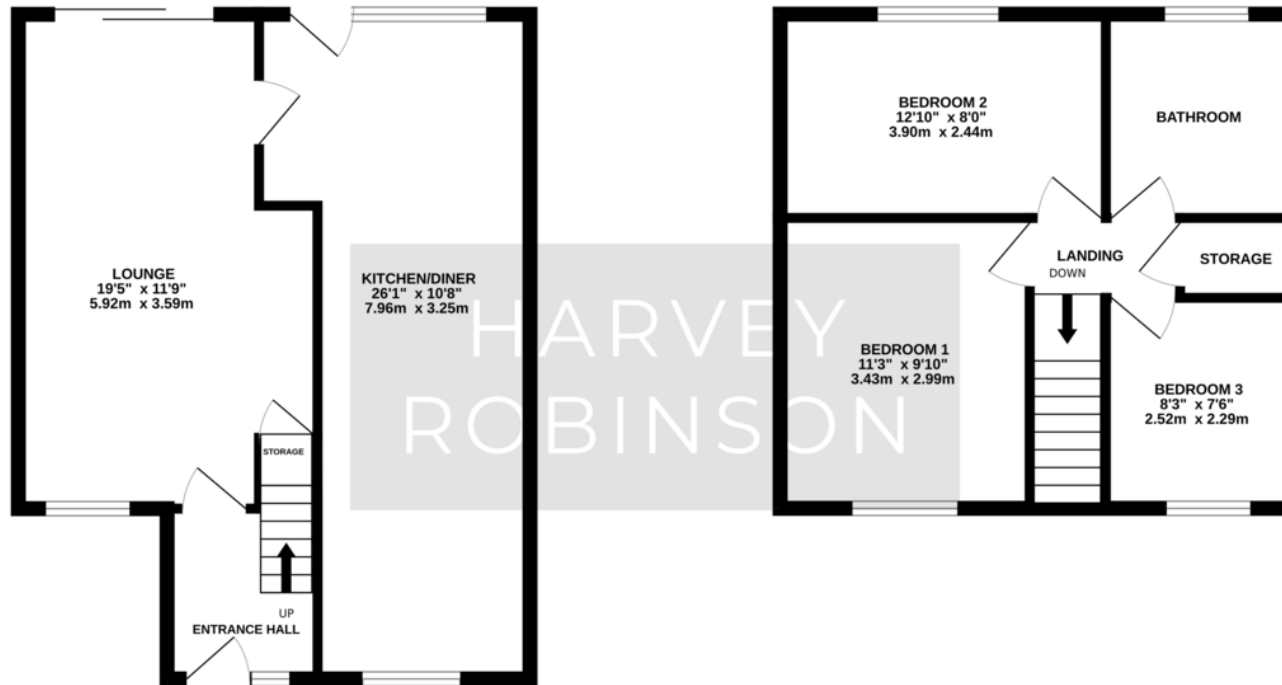






GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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