



HARVEY ROBINSON

Offers In Excess Of  
**£425,000**  
14 Dart Close  
St. Ives, PE27 3JB

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Ensuite to Master Bedroom

- One Previous Owner
- Double Garage
- Ample Off Road Parking
- Quiet Cul-De-Sac Location



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available detached four bedroom home, located to the north of the sought after market town St Ives. Offering a neutrally presented interior and refitted bathrooms, this property offers spacious accommodation across two floors. In brief, the ground floor accommodation comprises an entrance hallway, downstairs cloakroom, separate dining room, front to back lounge with dual aspect windows and double doors to the private rear garden and kitchen complete with ample worktop and cupboard space with access to the handy utility room. Upstairs, the property comprises of four bedrooms with the main bedroom offering a refitted en-suite shower room and accessed off the bright and spacious landing is the refitted family bathroom. To the rear of the property there is an immaculately presented, private rear garden which is mostly laid to lawn and offers access to the double garage via a door to the rear. This property is located in close proximity to amenities and just 5 or so minutes walk to the nearest bus stop offering access to the Guided Busway. Viewing of this home is highly recommended to fully appreciate so please contact us today to arrange a viewing.



## 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 as well as the nearest guided bus stop. 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 & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 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 few minutes' walk of the property.





### FAQS

Tenure: Freehold

Post Code for SatNav: PE27 3JB

What3Words Location: ///officer.pods.sliding

Property Built: 1996

Owned Since: 1996

Seller's Onward Movements: Moving to be closer to family

EPC Rating: D

Council Tax Band: E

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to cabinet

Rear Garden Aspect: West

Rear Garden Boundary: Left, back and rear

Primary School Catchment: Eastfield Primary, Wheatfields Primary, Thorndown Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes

Boiler Installed: 1996

UPVC Windows: 2005



### 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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British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.

1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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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