

A single-story brick house with a gabled roof. The house features a large bay window with white frames and a central arched doorway. Solar panels are installed on the roof. The front garden is paved with gravel, and there is a brick pillar on the right. A wooden fence is visible in the background.

HARVEY ROBINSON

Guide Price

£400,000 to £425,000



Meadow Way

Earith, PE28 3QJ



- Guide Price £400,000 to £425,000
- Detached Bungalow
- Four Generous Bedrooms
- Three Reception Rooms

- Cul-De-Sac Location
- Private Driveway
- En-Suite To Master
- No Forward Chain

4   
3   
3 



## PROPERTY SUMMARY

\*\*\*Guide Price £400,000 to £425,000\*\*\* Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this rarely available detached bungalow located in the heart of the beloved village of Earith. Situated at the end of a quiet cul-de-sac, this property offers ample accommodation and privacy. This home offers extensive living space, including an impressive three reception rooms. There is a large front facing lounge, open plan kitchen dining room, and a dedicated study. There is a further conservatory which has a wonderful outlook onto the beautiful rear garden. This property also benefits from a single garage, store room and a utility room creating an abundance of storage to choose from. This property offers four generous bedrooms, with the master bedroom benefitting from an en-suite. There is a family bathroom, as well as a separate shower room. Boasting a generous corner plot, this property provides a private driveway as well as a spacious rear garden. The garden is made up of two separate patio areas, with the first featuring a pond and a further part which is laid to lawn. There are mature plants and trees which create a truly beautiful outlook in the spring and summer months. Interest in this home is expected to be high, so to avoid disappointment contact the St Ives office today 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.









### FAQ'S

Postcode for SatNav: PE28 3QJ

What3Words: ///soonest.dabbled.sliders

Tenure: Freehold

Property Built: Between 1967 and 1975

Owned Since: 27 years

Vendors Onward Movements: No Forward Chain

Council Tax Band: E

EPC: D

Rear Garden Aspect: North

Boiler Age: Condemned boiler, needs replacing

Primary School Catchment: Earith Primary School

Secondary School Catchment: Abbey College Ramsey

Loft: Loft ladder

Water Meter: Yes



### 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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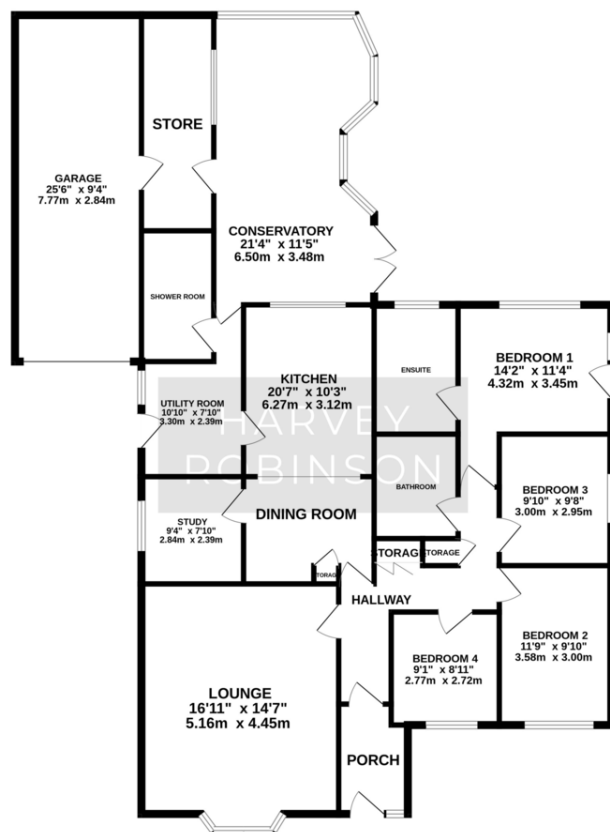
4.9 Star Google Review Rating







GROUND FLOOR  
1795 sq.ft. (166.8 sq.m.) approx.



TOTAL FLOOR AREA: 1795 sq.ft. (166.8 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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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