



HARVEY ROBINSON

£475,000
Rushington Close
St. Ives, PE27 3JH

- Detached Family Home
- Four Bedrooms
- En Suite To Principal Bedroom
- Two Reception Rooms

- Utility and Downstairs Cloakroom
- Sought After Town Location
- Off Road Parking
- Single Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this immaculate detached family home in the heart of the sought-after town of St Ives. Boasting four generous bedrooms upstairs and spacious living space downstairs, this property would be perfect as a family home and in brief comprises an entrance hall, downstairs cloakroom, lounge with feature bay window, rear-facing kitchen/breakfast room and adjoining dining room, and utility room. Upstairs, the property offers four generous bedrooms - the 16ft (approx.) second bedroom sits over the garage and provides ample space for a double bed and furniture, and the dormer window keeps the room bright. The principal bedroom sits at the back of the house, with adjoining en suite shower room and storage, and the third and fourth bedrooms are comfortable double and single rooms respectively. Completing the first floor is a three-piece family bathroom finished in a cream tile. Externally, the property benefits from a double driveway and small hard landscaped area to the front, as well as an integrated 17ftx8ft (approx.) single garage, and shrubs provide privacy from the road. To the rear there is a well-presented, mature garden mostly laid to lawn, a patio area perfect for garden furniture, and storage shed. Viewings of this immaculately presented house are essential to appreciate it and can be arranged by contacting the 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 approximately 1/2 of a mile 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. Withing 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 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 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 short walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3JH

What3Words Location: welcome.lays.blanking

Property Built: 1997

Owned For: Approx. 28 Years

Seller's Onward Movements: Upsizing Locally

Conservation Area: No

Council Tax Band: D

EPC Rating: D

Heating: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Rear Garden Boundary: Right

Rear Garden Aspect: North

Water Meter: Yes, in front garden

Boiler Installed: 1997

Boiler Service: 2024, with service certificate

Windows Installed: 1997

Loft: Boarding unknown, light, no ladder



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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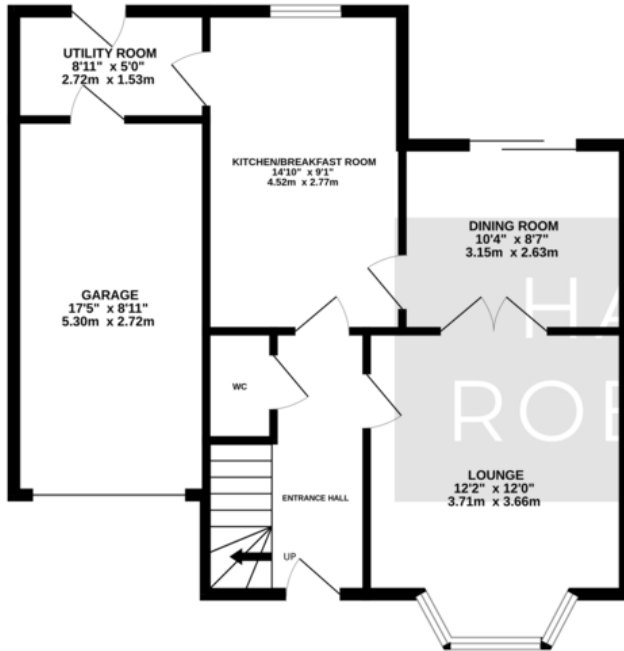
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5.0 Star Google Review Rating





GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		

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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