



HARVEY ROBINSON

£350,000  
Garner Drive  
St. Ives, PE27 6AA



- Semi-Detached Family Home
- Three Bedrooms
- En Suite to Principal Bedroom
- Immaculately Presented Throughout

- 17ft Lounge Diner
- Kitchen with Breakfast Bar
- Single Garage and Off Road Parking
- South West Facing Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are proud to present, for sale, this immaculately presented family home on the outskirts of St Ives town. Constructed in 2012 and arranged over two floors, this property offers ample family-sized accommodation in 'move-in-ready condition' - a rare find. The accommodation in brief comprises a light and airy entrance hall leading to a front to back lounge/ diner, a spacious kitchen and a downstairs cloakroom. The lounge diner benefits from a box bay window to the front and French doors to the rear, flooding this space with natural light. The kitchen is generous in proportion and has wrap around storage on three walls as well as a breakfast bar making this the heart of the home. There is ample appliance space and further access to the rear garden via the back door. Upstairs, there are three generous bedrooms, a three piece family bathroom and an ensuite shower room servicing the master bedroom. The rear garden is designed with low maintenance in mind. This enclosed space has a greenhouse, raised boarders and AstroTurf as well as a sandstone patio perfect for outdoor dining. There is access to the garage within the garden via a pedestrian door which benefits from power and light. There is a driveway to the front of the garage as well as ample on road visit parking and the potential for an additional parking space on the front garden (subject to relevant permissions.) Viewing of this rarely available and highly sought after home is recommended and can be organised by contacting the St Ives office.

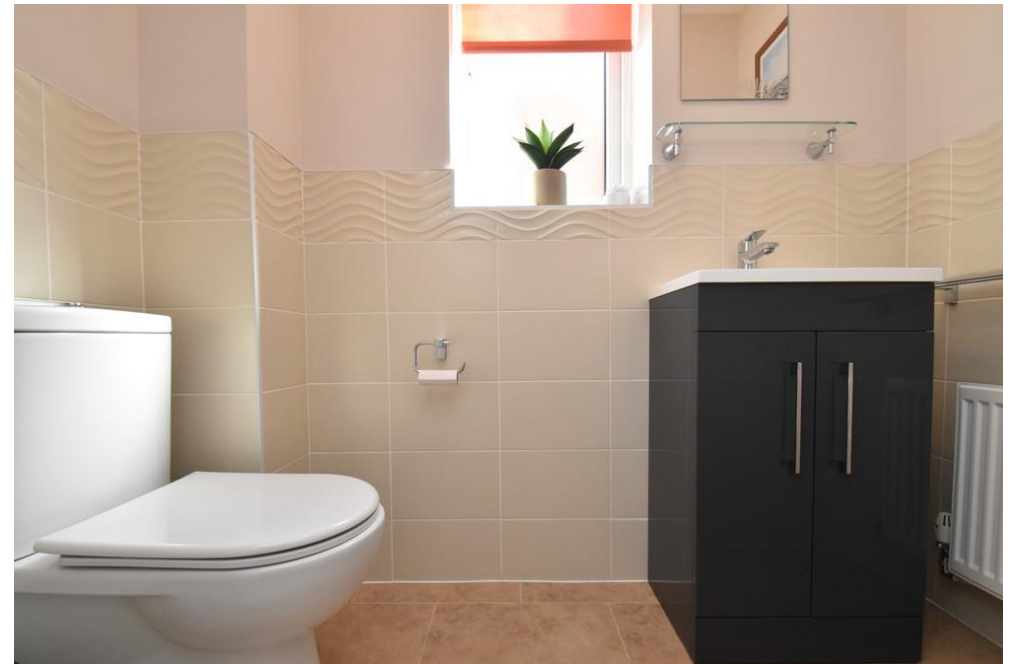




## LOCATION AND AMENITIES

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 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 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 few minutes' walk of the property.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6AA

What3Words Location: patrolled.climbing.farmland

Property Constructed: 2012

Council Tax Band: D

EPC Rating: C

Estate Maintenance Charge: £124 per annum, reviewed annually

Estate Charge Payable To: Trinity Estates

Current Owners Purchased Property: 2021

Seller's Onward Movements: Upsizing Locally

Rear Garner Boundaries: Right

Rear Garden Aspect: South West

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Boiler Installed: 2012

UPVC Windows Replaced: 2018



## GENERAL

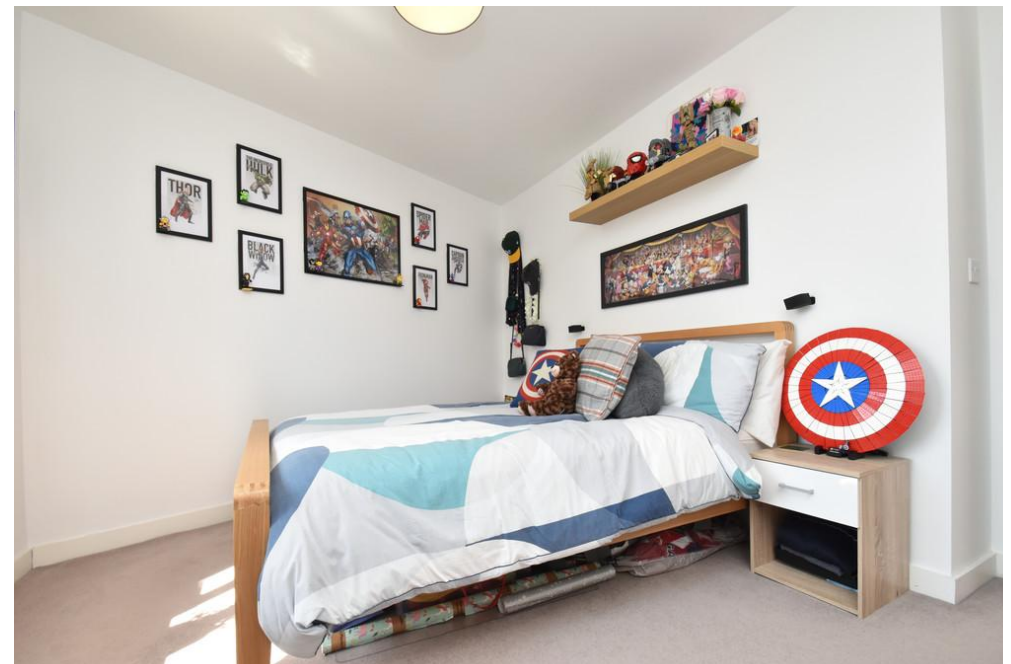
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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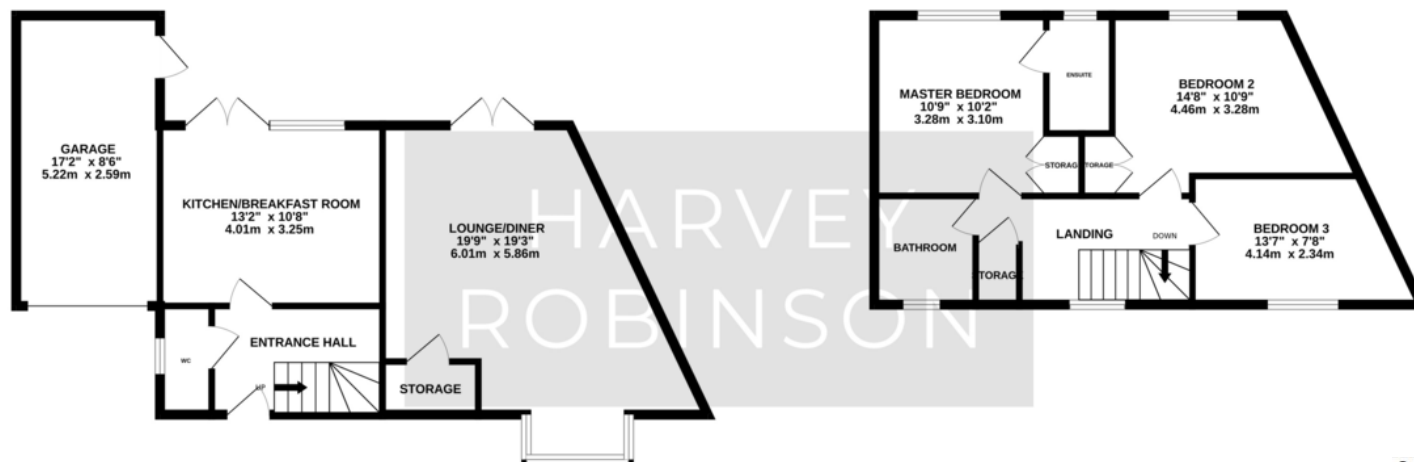
Rated Exceptional in Best Estate Agent Guide 2023 & 2024  
British Property Awards 2023 & 2024 – Gold Winner  
4.9 Star Google Review Rating





GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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

HARVEY ROBINSON

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