



HARVEY ROBINSON

Offers In Excess Of
£525,000

Silver Lane

Needingworth, PE27 4SL

- Detached Family Home
- Four Generous Bedrooms
- En-suite to Master Bedroom
- Two Reception Rooms

- Ground Floor Study
- Single Garage
- Extended Accommodation
- Private Rear Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this detached family home located in the sought-after village of Needingworth. This rarely available property has been thoughtfully extended by the current owners to create an exceptional home which is not one to be missed. This property offers ample accommodation which includes a porch, two reception rooms, including a 17ft lounge and a separate dining room. There is a large kitchen which provides more dining space, a study, utility room, downstairs cloakroom and a spacious hallway. The first floor is overcome with natural light and provides a landing, four generous bedrooms, all benefiting from built-in storage, with the third bedroom providing a cupboard which has been fitted with an electric heated towel rail creating the perfect place to dry laundry. There is an immaculate family bathroom which has been finished with a white three-piece suite and lastly there is the large master suite, which has been thoughtfully extended to create an en-suite which is smartly hidden and can deceive the eyes. There is a private rear garden which is divided between patio, grass and a decking area which has been placed to enjoy the sunshine in the warmer months. There is a spacious driveway available and a single garage which has been fitted with an electric garage door and provides ample storage. Interest in this stunning property is expected to be high, so to avoid disappointment contact the St Ives office today to arrange a viewing.



LOCATION AND AMENITIES

Needingworth - which is twinned with nearby Holywell - can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well-established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4SL

What3Words Location: ///engine.makeup.dote

Property Built: February 1967

Owned For: 34 years

Seller's Onward Movements: Downsizing locally

EPC Rating: C

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Rear Garden Boundary: Left and Rear

Rear Garden Aspect: North East

Primary School Catchment: Holywell C of E Primary School

Secondary School Catchment: St Ivo Academy

Conservation Area: No

Water Meter: No

Smart Metres Installed: May 2025

Boiler Installed: 2017/2018

Boiler Service: March 2025

Loft: Part boarded with a light

Windows: Installed 1992/1993

Property Extended: 1992/1993

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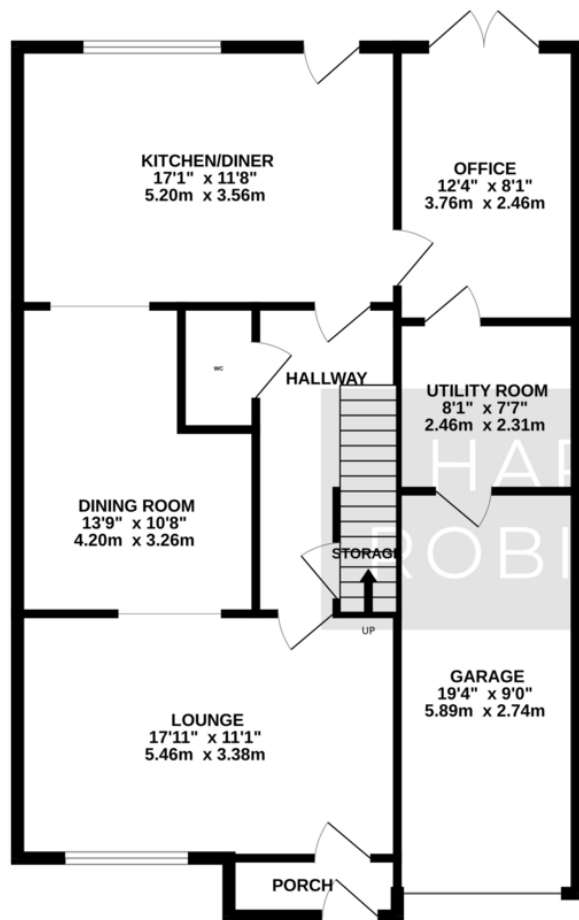
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

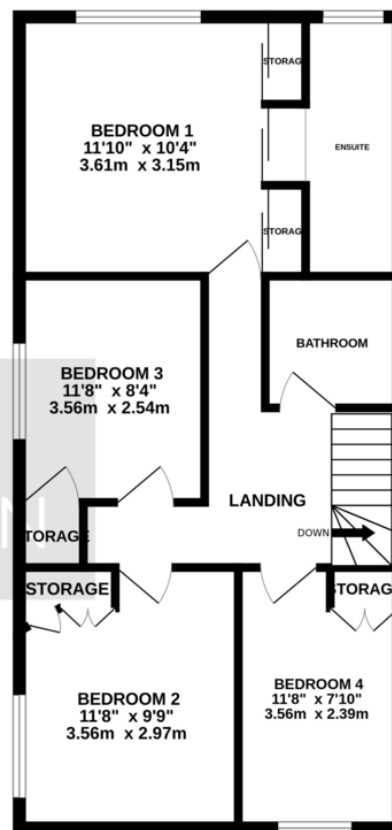




GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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

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