



HARVEY ROBINSON

£625,000

Beldams

Needingworth, PE27 4TY

- Detached Family Home
- Four Bedrooms Plus Additional Bedroom Downstairs
- Stunning Kitchen and Rear Facing Diner
- Utility Room and Two Downstairs Shower Rooms
- Playroom/Family Room
- Separate Lounge with Log Burner
- Ample Off-Road Parking
- Private South Facing Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this generous detached family home, nestled in a quiet cul-de-sac in the popular village of Needingworth. Offering extended ground floor accommodation, as well as an ample plot, the property in brief comprises an entrance porch, an entrance hallway, a stunning 22ft (approx.) front-facing lounge with log burner, a 25ft x 21ft (approx.) rear-facing kitchen and dining room, a separate playroom/family room, a utility room, a downstairs cloakroom and shower, and an additional downstairs bedroom with en suite wet room which benefits from air conditioning. Upstairs there are four bedrooms, with two generous double bedrooms and two single rooms. The principal bedroom benefits from a stunning three-piece en suite, whilst the second room offers integrated storage. Externally to the front there is ample off-road parking space for multiple vehicles, as well as an EV charger, whilst to the rear there is a sunny, south-facing private lawned garden with a large patio area for furniture and a barbeque. Interest is expected to be high on this detached home so to avoid disappointment contact the St Ives office 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 4TY

What3Words Location: lakes.huddling.chuck

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: E

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Aspect: South

Conservation Area: No



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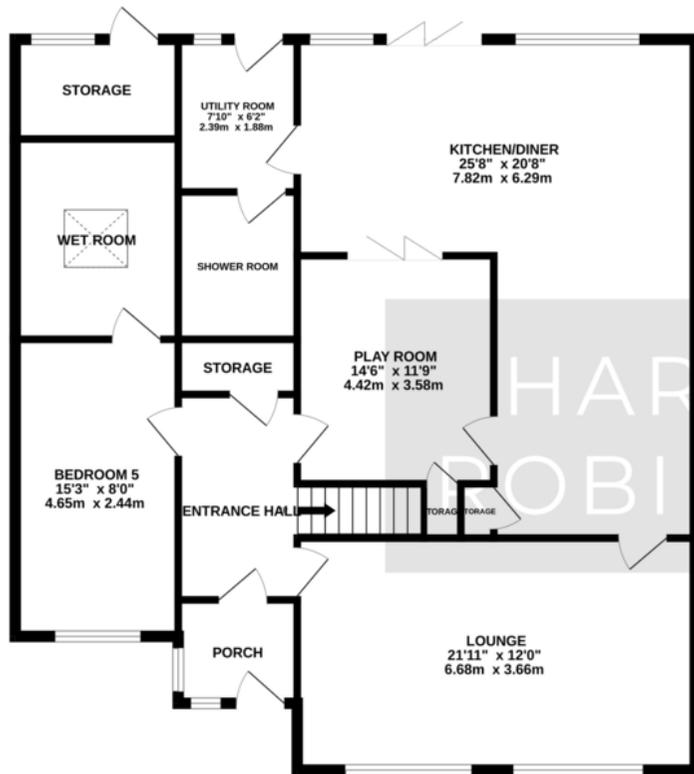
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

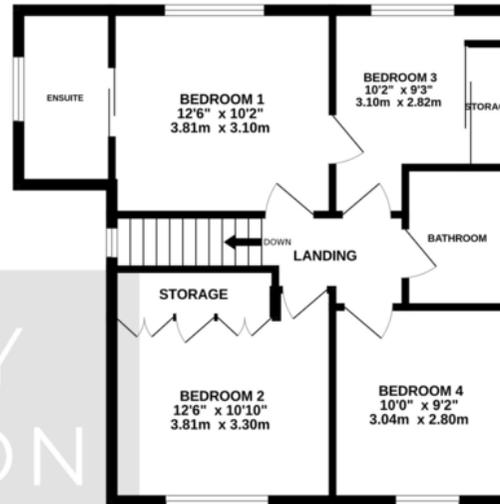




GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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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