



HARVEY ROBINSON

Guide Price
£375,000 to £400,000
Frogs Hall
Bluntisham, PE28 3XD

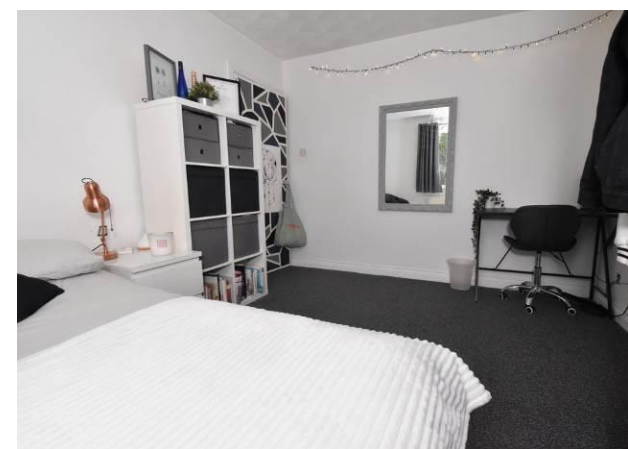
- Detached Family Home
- Sought After Village Location
- Four Bedrooms
- Open Plan Lounge and Kitchen Diner

- Downstairs Cloakroom and Utility
- Recently Refitted Downstairs Accommodation
- No Forward Chain
- Private East Facing Rear Garden

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PROPERTY SUMMARY

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Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, located at the end of a cul-de-sac in the heart of the sought-after village of Bluntisham. Having been recently renovated downstairs, this property would benefit from further improvement upstairs and would be perfect for a family looking to put their stamp on a home. The downstairs accommodation in brief comprises an entrance porch and entrance hallway, leading to a cosy 17ft lounge and a 19ft kitchen diner fitted with contemporary gloss units and integrated appliances. There is also an outside utility room, and downstairs cloakroom fitted to the same high standard as the kitchen. To finish the downstairs there is a dark wood effect Kardean flooring laid throughout the house. Upstairs, there are four bedrooms - the master bedroom is a well sized double with scope to add in an en suite, as the owners have added the necessary plumbing to the room already. The second bedroom is also a good-sized double, and the third and fourth bedrooms are single rooms. To complete the upstairs there is a three-piece family bathroom that would benefit from modernisation. To the front there is off road parking for multiple cars, whilst to the rear there is a private, mature east facing garden. There is also storage space in the form of a single garage located to the side of the property, fitted with a high-security electric door.

Interest on this ideal family home is expected to be high so to avoid missing out, contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3XD

What3Words Location: pursuing.free.quilt

Current Owners Purchased Property: 2017

Property Build: 1972

Seller's Onward Movements: No forward chain

EPC Rating: C

Council Tax Band: D

Council Tax Cost: £2784 p/a

Rear Garden Boundary: Left

Rear Garden Aspect: East

Water Meter: Yes

Boiler Installed: 18 years ago, partial service history

UPVC Windows: Yes, fitted 15 years ago

Loft: Boarded with light and ladder



GENERAL

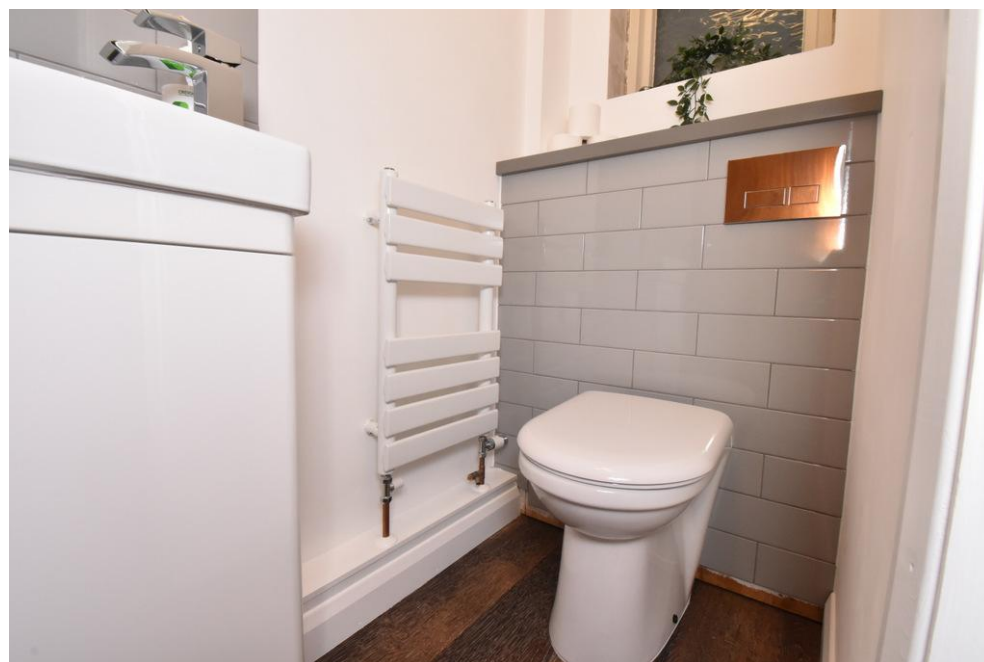
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

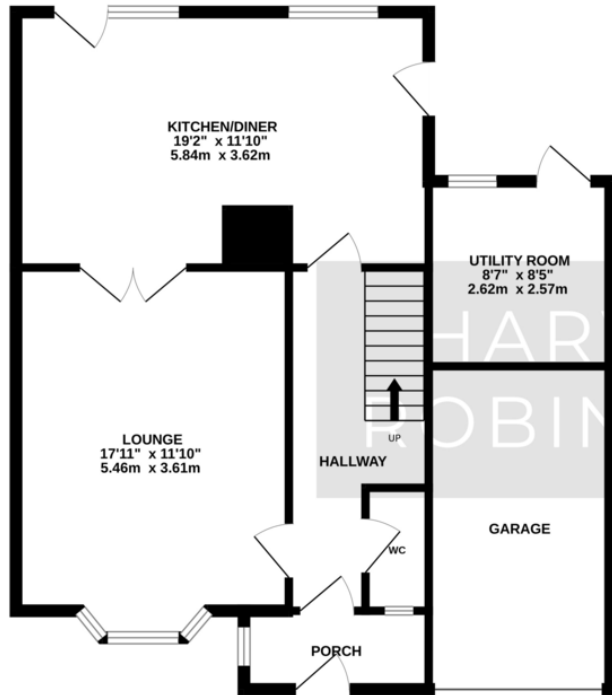
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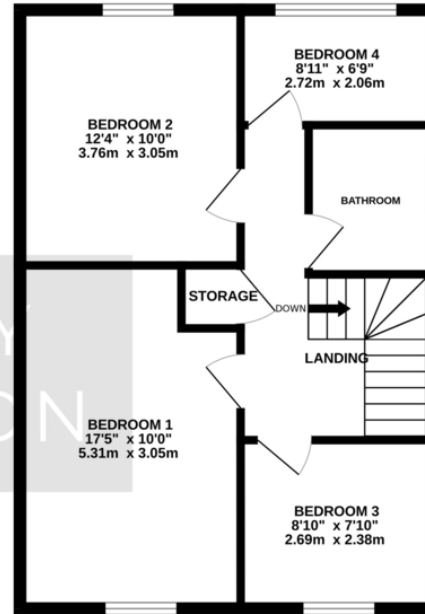




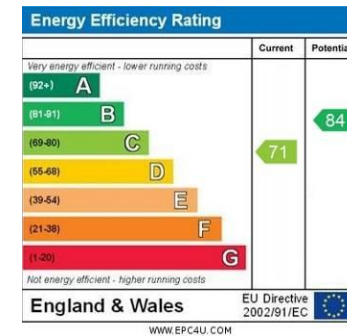
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.
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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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