



HARVEY ROBINSON

Guide Price

£400,000-£420,000

32 Knights Way

St Ives, PE27 6TB

- Semi-Detached Family Home
- Three Bedrooms
- En Suite To Master
- Open Plan Kitchen Dining Room

- Immaculately Presented Throughout
- Downstairs Cloakroom
- Off Road Parking and Single Garage
- Close to Guided Bus Route



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this semi-detached family home on the ever-popular Spires development in St Ives. Built in 2017 and located in a prime position on a private drive of just two other houses, this three bedroom property is immaculately presented throughout, making it move-in ready. This property is the perfect mixture of both modern and minimalist design, making it perfect for both first time buyers or young families who are ready to put their own individual mark on a property. The ground floor accommodation in brief comprises of a spacious entrance hallway leading to a generous lounge, an open-plan kitchen diner, and a downstairs cloakroom. To the first floor, the landing leads to the generous master bedroom which benefits from a modern en-suite. There is also a three-piece family bathroom, a large second bedroom and a smaller third bedroom, which would be perfect for a child or to use as a home-office. Outside to the front, the property overlooks a communal green area which features a pond that provides a moment of peace away from the hustle and bussle of everyday life. To the rear there is a private, north-facing walled garden mainly laid to Astro-turf lawn. It also benefits from a generous single garage and off road parking for two vehicles. Interest on this impeccably presented property is expected to be very high, so to avoid missing out contact the St Ives office to arrange a viewing.



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. 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 6TB

What3Words Location: ///aura.exists.defectors

Current Owners Purchased Property: 2017

Property Build: 2017

Seller's Onward Movements: Breaking chain

EPC Rating: B

Council Tax Band: C

Council Tax Cost: £2,078.79 p/a

Rear Garden Boundary: TBD

Rear Garden Aspect: North

Water Meter: Yes

Boiler Installed: 2017

UPVC Windows: 2017

Loft: Boarded, no light or ladder

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Estate Management Charge: £363.72 annually



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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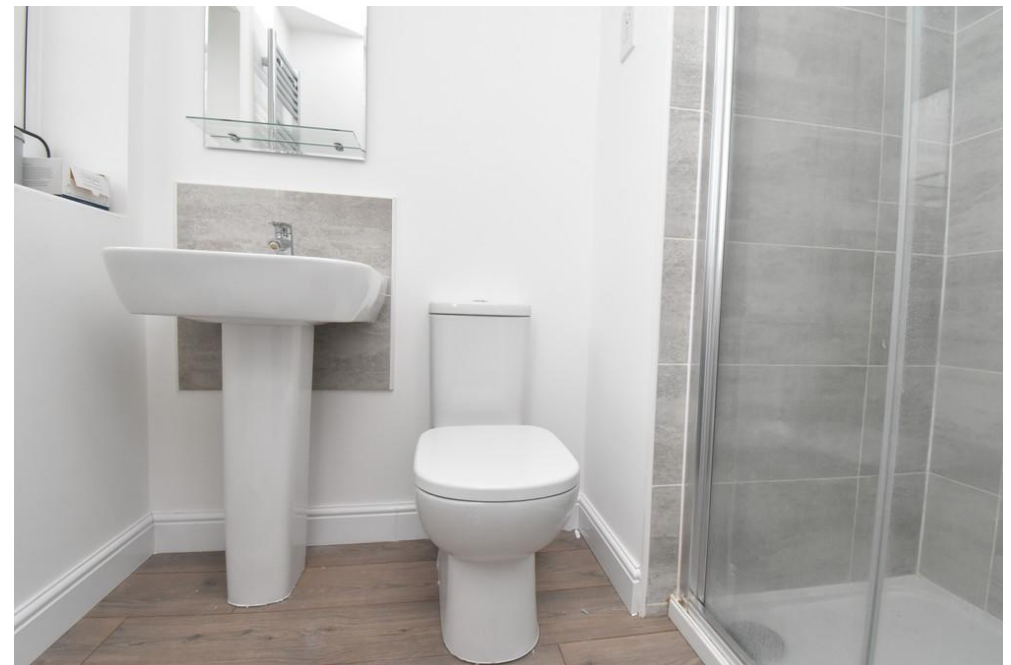
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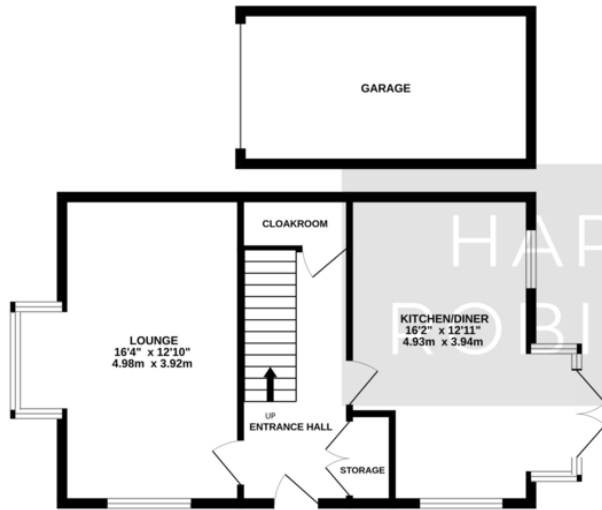
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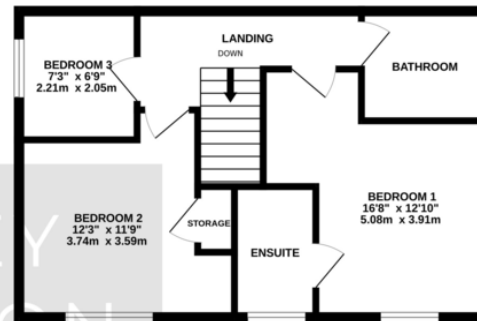


FAQs

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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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