



HARVEY ROBINSON

Guide Price

£400,000 - £425,000

Orchard Gardens

Fenstanton, PE28 9JY



- Semi-Detached Property
- Three Bedrooms
- Spacious Driveway
- Open Plan Kitchen Dining Room

- Downstairs Cloakroom/ Shower Room
- Immaculately Presented Throughout
- Separate Utility Room
- Beautiful Private Garden

- 3 
- 2 
- 1 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are very pleased to offer, for sale, this rarely available 1920's semi detached home situated within the heart of the ever popular village of Fenstanton at the end of a quiet cul-de-sac. Perfectly blending character features with modern comforts, this immaculately presented family home offers everything that a young family, first time buyer or downsizer could wish for. The ground floor accommodation is centred around an open-plan kitchen dining room which is fitted in a cream shaker style unit with butcher block solid wooden worktops above. This light and airy space enjoys excellent views over the garden as well as direct access via French doors and benefits from engineered wooden flooring. In addition, there is an enclosed storm porch and a separate lounge with bay window to the front and feature fireplace. Completing the ground floor is a single storey extension to the side which incorporates a large utility room, a downstairs shower room and provides access to the storage room, formerly the garage to the front of the property. To the first floor, there are three bedrooms, the master benefiting from a bay window as below and the second with generous fitted storage. There is also a four piece bathroom which has been refitted in a style complimentary of this properties age with a roll top bath, separate shower and high level toilet. The property has a number of original or reclaimed features throughout including stained glass windows, feature fireplaces, genuine Cambridge doors and picture rails throughout. Outside, the property benefits from a landscaped rear garden with mature borders and a porcelain patio creating a dining space which is perfectly placed to enjoy the evening sun. There is a driveway suitable for two vehicles to the front of the property also. Viewing of this immaculately presented home is essential and as we are expecting high levels of interest, is recommended immediately. Please call our St Ives office to organise your viewing.





## LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9JY

What3Words Location: sharpness.axed.kilts

Current Owners Purchased Property: 9 Years ago

Property Build: 1926

Seller's Onward Movements: Downsizing locally

EPC Rating: D

Council Tax Band: C

Council Tax Cost: £2059.97

Rear Garden Boundary: Right and rear

Rear Garden Aspect: North East

Water Meter: Yes, on drive

Boiler Installed: 2017, serviced annually

UPVC Windows: 2012/ 2017 / 2023

Loft: Partially boarded, ladder and light



## 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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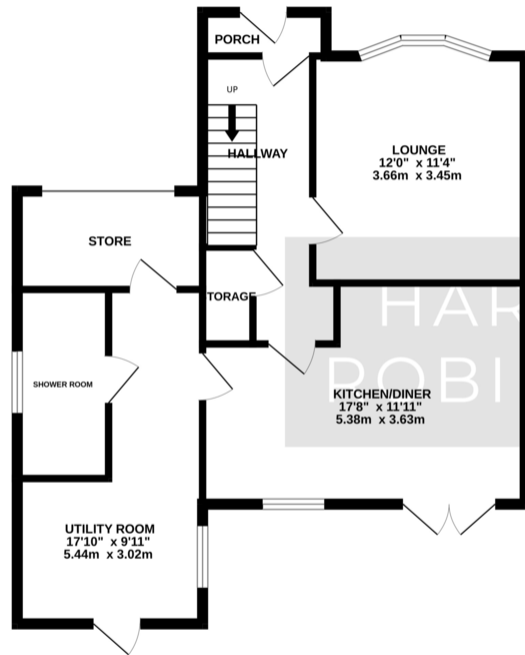




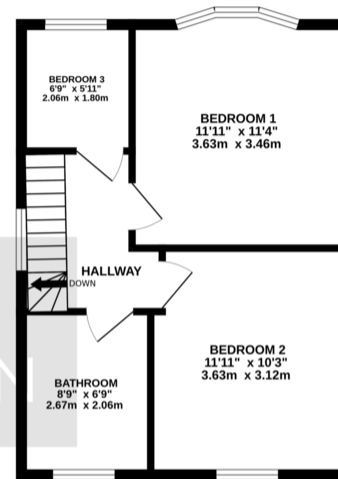




GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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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