



HARVEY ROBINSON

Offers In Excess Of
£340,000
Feoffees Road
Somersham, PE28 3JE

- Semi-Detached Family Home
- Sought After Village Location
- Three Generous Bedrooms
- En-Suite To Master

- Recently Renovated Throughout
- 26ft Garden Room
- Separate Utility Room
- Refitted Cloakroom and Family Bathroom

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this semi-detached family home, located in the ever popular village of Somersham. Having been recently renovated throughout, this property offers the perfect balance of spacious accommodation and modern, contemporary design - perfect for a young, growing family! The downstairs accommodation in brief comprises an entrance hallway, leading to an office/snug, a bright 15ft kitchen diner - complete with neutral colours, herringbone wood-effect flooring and matte kitchen units - and a 17ft lounge with dual aspect windows and doors. The current owners have also extended to the side of this property to add in a utility room and a cloakroom, completing the downstairs layout. Upstairs, there are three generous bedrooms, with bedroom one benefiting from a stunning blue marble-effect en suite, and bedroom two being a generous double room. The four-piece family bathroom has also been thoughtfully refurbished in a stunning off-white tile, benefiting from a white tiled bathtub and handheld shower.

Outside, the property boasts a spacious driveway for multiple cars, whilst to the rear there is a south facing garden, mainly laid to lawn and decking. The current owners have also fitted an in-ground hot tub, as well as a 26ft garden room that is currently used a home gym, but would be perfect for a home office or beauty studio for working from home.

Interest on this stunning family home is expected to be very high and this property really must be viewed to be appreciated, so to avoid missing out contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks.

In St Ives you will find plenty of shops including Waitrose 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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3JE

What3Words Location: ///inversely.windmills.escaping

Current Owners Purchased Property: 2021

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: C

Council Tax Cost: £2107 p/a

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Rear Garden Boundary: Left

Rear Garden Aspect: South

Water Meter: Yes, on driveway

Boiler Installed: 2021

UPVC Windows: Original

Loft: Partially boarded, with light and ladder

Fridge freezer, dishwasher, oven and hob all staying. All carpets and flooring staying.



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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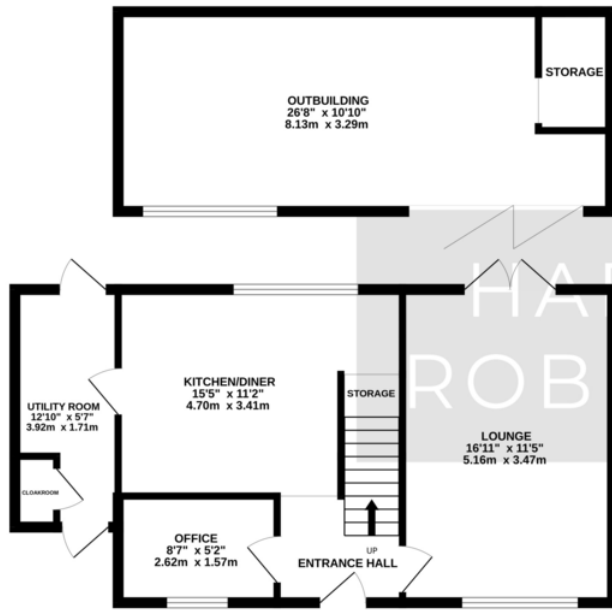
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

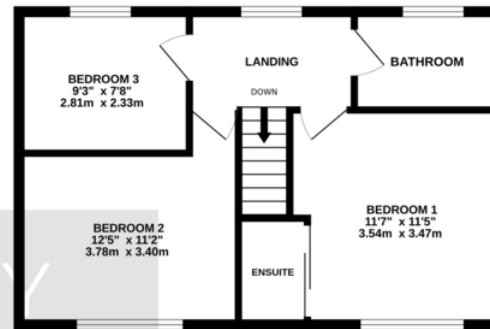




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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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