



HARVEY ROBINSON

BEDFORD
CRESCENT

Guide Price

£500,000-£550,000

Burleigh Road

St Ives, PE27 3DF

- Detached Family Home
- Four Generous Bedrooms
- En-suite To Master
- 20ft Dining Room

- Impressive Open Plan Kitchen Breakfast Room
- Home Office
- Sought After Town Location
- Landscaped Rear Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented family home within the heart of St Ives. Thoughtfully extended and improved throughout, this property has generous proportions both inside and out as it is situated on an impressive corner plot. The ground floor accommodation is centred around an impressive open plan kitchen breakfast room which was refitted by the current owners in 2019. Fitted in a cream shaker style unit with wooden worktops and upstands above, the kitchen is filled with integrated appliances including a full height fridge, freezer, dishwasher, and range oven and has both a breakfast bar and a window seat making this an exceptional, communal space. Accessed via double doors, there is a dining room measuring in excess of 20ft which is flooded with natural light from the French doors and two additional windows. Completing the ground floor space there is a self contained home office with it's own access door, a lounge with bay window and a cloakroom, accessed via the inner hall. To the first floor, there a four generous bedroom, as well as an ensuite shower room to the master and a recently refitted, four piece family bathroom. The rear garden has been landscaped with a large area of patio, leading to the lawn beyond. The front garden is equally expansive and is mainly laid to lawn with a generous block paved driveway suitable for a number of vehicles. The original garage remains to the front and whilst part converted, provides a smaller area of storage to the front. Viewing of this perfect family home is essential and can be organised by contacting our St Ives office.



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 3DF

What3Words Location: pressing.qualifier.removal

Boiler Installed: 2024

Loft: Partially boarded, light and Detached Ladder

Primary School Catchment Areas: Thorndown Primary School

Secondary School Catchment Area: St Ivo Secondary

EPC Rating: C

Council Tax Band: E

Rear Garden Aspect: South West

Rear Garden Boundary: Right

Seller's Onward Movements: Upsizing Locally

Current Owner's Purchased Property: 7 years ago



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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British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 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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