# HARVEY ROBINSON

Guide Price £500,000-£550,000 Burleigh Road St Ives, PE27 3DF

BEDFORD CRESCENT F

- 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 lves are delighted to offer For Sale this immaculately presented family home within the heart of St lves. 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 w ooden 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 law n beyond. The front garden is equally expansive and is mainly laid to law n 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 lves office.







### LOCATION AND AMENETIES

St lves 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 lves is within walking distance and is approximately 1/2 of a mile away. In St lves 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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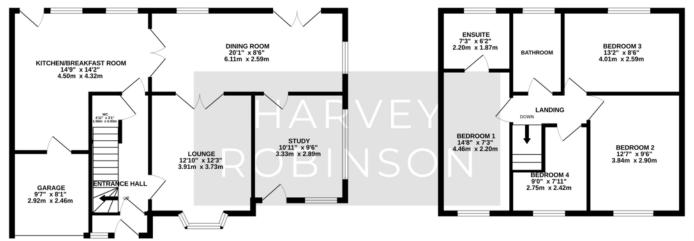
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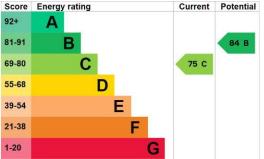




GROUND FLOOR 735 sq.ft. (68.3 sq.m.) approx. 1ST FLOOR 514 sq.ft. (47.8 sq.m.) approx.



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



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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#### CONTACT

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