



HARVEY ROBINSON

Offers In Excess Of
£400,000
Wilson Way
St Ives, PE27 6TG

- Semi-Detached Family Home
- Three/Four Generous Bedrooms
- Ground Floor Study
- Private Rear Garden

- En-Suite To Master
- Downstairs Cloakroom
- Immaculately Presented Throughout
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this three bedroom semi-detached home on the ever-popular Spire development in St Ives. Originally the show home for the estate, this property is beautifully presented throughout and has been finished to an extremely high standard. This properties accommodation is spread across three floors, creating the perfect home for an established couple or a young family. The ground floor offers a spacious entrance hall, dedicated study which has the potential to be a fourth bedroom, a stunning open plan kitchen dining area, and a ground floor cloakroom. To the first floor, there is a spacious lounge and a master bedroom which boasts a three-piece en-suite and built in storage. The second and final floor provides two further bedrooms which both benefit from large Velux windows and a family bathroom. Tastefully decorated, this home has a cohesive colour palette throughout which compliments the modern interior. Situated on a generous plot overlooking protected green space, this property has a driveway and a small garden to the front. To the rear, there is a landscaped garden which is mostly laid to lawn with a patio area, creating a perfect area for enjoying the warmer months with family and friends. Interest in this stunning home is expected to be high, so to avoid disappointment contact the St Ives office to schedule 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. Withing 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 6TG

What3Words Location: ///sway.mermaids.harp

Estate Maintenance Charge: £160 per year

Council Tax Band: C

EPC Rating: B

Property Constructed: 2018

NHBC Warranty: Until 2028

Seller's Onward Movements: Relocating

Current Owner's Purchased Property: 2019

Rear Garden Boundaries: Rear

Rear Garden Aspect: East

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Boiler Installed: 2018

Loft: Boarded, no light or ladder



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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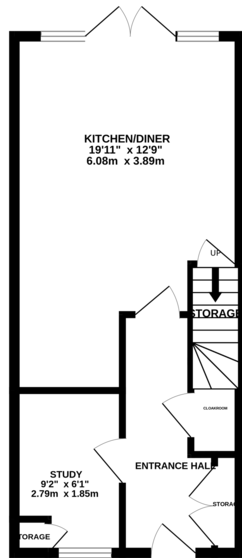
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





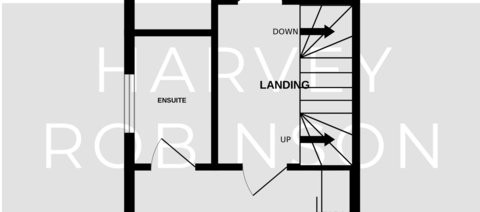
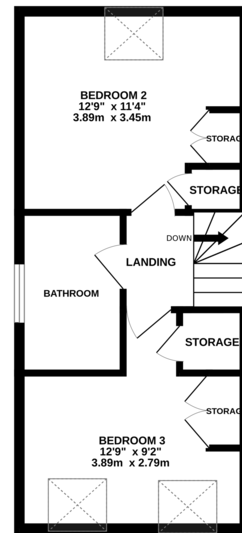
GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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

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