



HARVEY ROBINSON

Offers In Excess Of
£300,000
Greenfields
Earith, PE28 3QZ

- Semi-Detached Family Home
- Three Bedrooms
- Stunning Four Piece Bathroom Suite
- Thoughtfully Updated Throughout

- Landscaped Rear Garden
- Off Road Parking and Garage
- Immaculately Presented Throughout
- Sought After Village



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this semi-detached family home located in the popular village of Earith. Situated at the end of a cul-de-sac, this property provides ample space and privacy and would create the perfect home for first-time buyers and growing families. The property provides off road parking with a spacious driveway to the front and a garage. On the ground floor, there is an entrance hall which leads to a bright and warm lounge with a feature fireplace. Through the archway, there is a dining room with french doors opening to the garden and a kitchen which has been recently modernised. To the first floor, there are three generously sized bedrooms and a breathtaking four-piece family bathroom suite which has been recently refitted to a very high standard. To the rear of the property, the landscaped garden is mostly laid to lawn, with both a patio and a decking area which provides the perfect space to spend time with family and friends in the warm er months. Interest on this beautiful property is expected to be very high, so to avoid missing out contact the St Ives to arrange a viewing.



LOCATION AND AMENITIES

Earith, a historical village mostly in part due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQ'S

Postcode for SatNav: PE28 3QZ

What3Words: ///binds.founders.excavate

Tenure: Freehold

Property Built: 1970s

Owned Since: 2019

Vendors Onward Movements: Upsizing

Council Tax Band: C

EPC: E

Rear Garden Aspect: East

Rear Garden Boundary: Left, right and rear

Boiler Age: 2016

UPVC Windows: Installed 2002 and 2016

School Catchment: Earith Primary, Ramsey Abbey College

Loft: Boarded, with light and ladder

Water Meter: Yes, under the kitchen sink



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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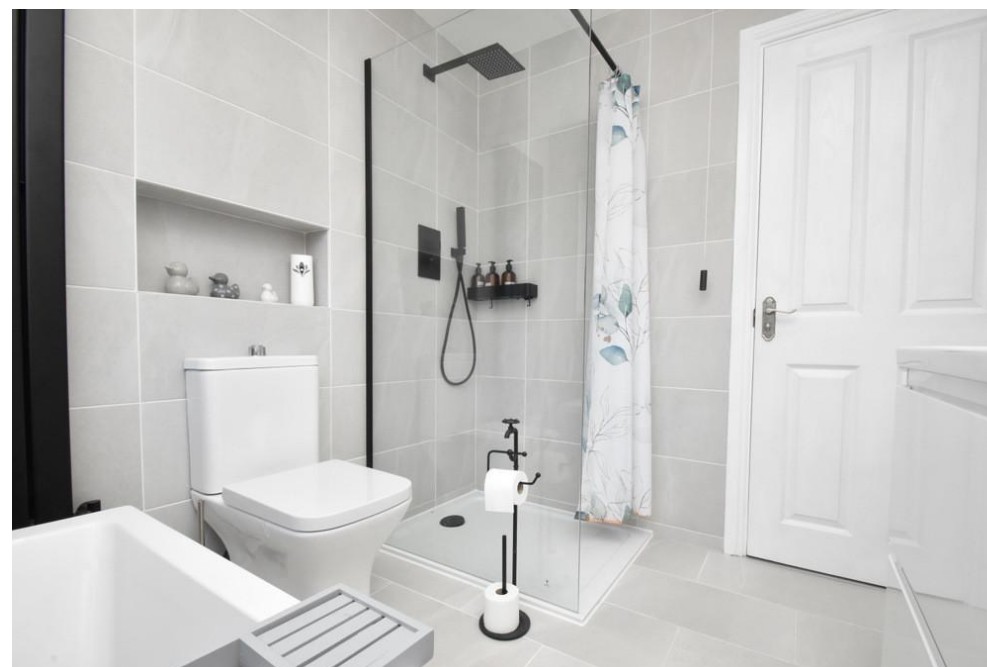
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Rated Exceptional in Best Estate Agent Guide 2024

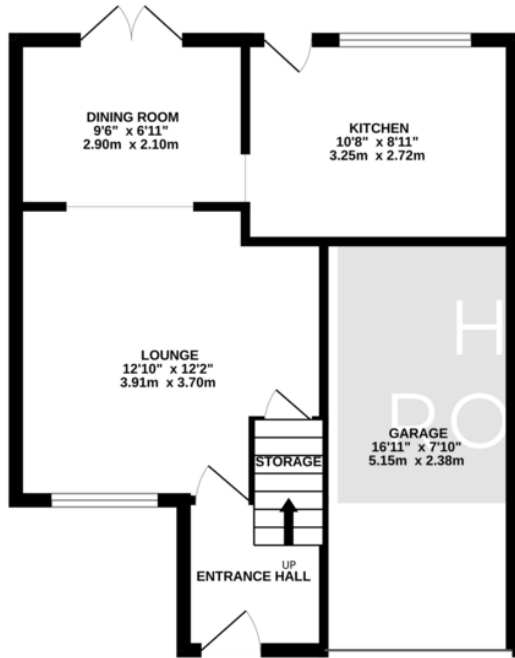
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

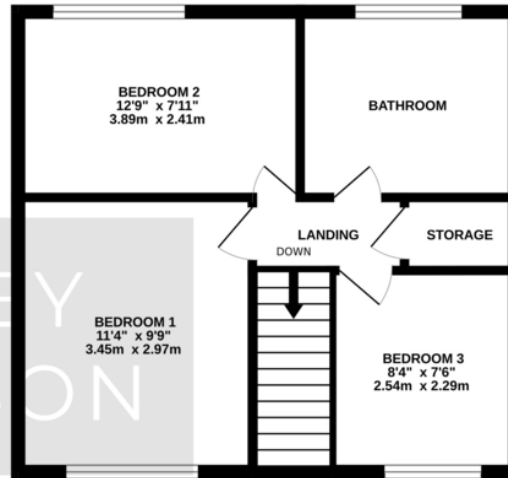




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 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

HARVEY ROBINSON

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