



HARVEY ROBINSON

Offers In Excess Of
£675,000

Brigham Crescent
St Ives, PE27 6TE

- Executive Detached Family Home
- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Open Plan Kitchen Dining Room

- Three Reception Spaces
- Detached Double Garage
- Off Road Parking and Private Garden
- Immaculately Presented Throughout

4 

3 

3 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this stunning detached family home. Located on the ever-popular Spires development in St Ives, this modern home provides the perfect property for a growing family. The ground floor in brief comprises a spacious entrance hall, lounge with French doors to the garden, open-plan kitchen dining room, utility room, playroom, dedicated study and a cloakroom. To the first floor this property benefits from four double bedrooms, two with en-suites and a separate four piece family bathroom. All four bedrooms favour built-in-storage and an abundance of natural light. Finished in a neutral colour palette, this home is immaculately presented throughout and is move-in ready. To the rear of the property there is a spacious garden which is mostly laid to lawn, with both patio and a decking area which provides the perfect space to enjoy the warmer months. This property has a private driveway and a double garage which has been converted into a functional storage and gym area. 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 6TE

What3Words Location: ///inversion.nipping.confused

Current Owners Purchased Property: Oct 2013

Property Build: 2013

Seller's Onward Movements: Upsizing locally

EPC Rating: B

Council Tax Band: F

Council Tax Cost: £3378.03

Rear Garden Boundary: Rear

Rear Garden Aspect: West

Water Meter: Yes

Boiler Installed: 2013

UPVC Windows: 2013

Loft: Not boarded, no light or ladder

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

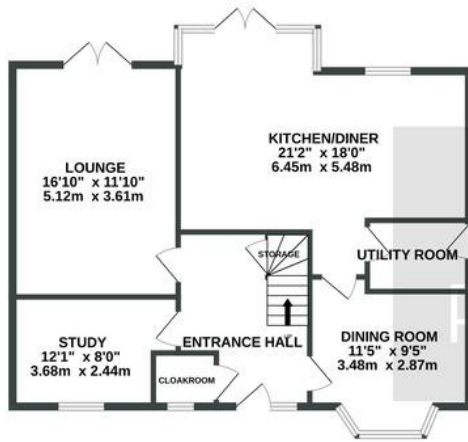
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

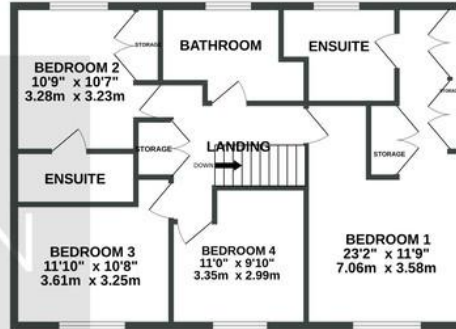




GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.2 sq.m.) approx.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk