



HARVEY ROBINSON

Offers In Excess Of
£500,000
3 Wrights Way
Fenstanton, PE28 9BF

- Detached Family Home
- Four Bedrooms
- Swavesey Village College Catchment
- Open Plan Kitchen Diner

- En Suite To Principal Bedroom
- Extended Ground Floor Accommodation
- Off Road Parking
- Single Garage

4 

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this beautifully presented, four bedroom detached family home in the ever-popular village of Fenstanton. Built in 2019 by Morris Homes, this light and well-proportioned property is presented in excellent condition and features a large open plan lounge diner, leading to an extended family room with bi-fold doors to the rear garden. The ground floor further benefits from a utility room with access directly to the garage, downstairs cloakroom, and separate 18ft lounge. Upstairs there are four bedrooms, three of which benefit from integrated storage. There is also an en suite to the master bedroom, and a family bathroom. Outside to the rear there is a well-maintained garden laid to turf, whilst to the front there is a single garage with off-road parking. The garage has been part converted to provide storage to the front, and a home gym area to the back. Viewings of this immaculate family home are essential to appreciate the accommodation on offer and can be arranged by contacting the St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9BF

What3Words Location: ///midfield.copies.clusters

Property Constructed: 2019

Council Tax Band: E

Rear Garden Boundary: Right

Current Owners Purchased Property: Since new

Seller's Onward Movements: Upsizing garden

School Catchment Areas: Fenstanton Primary and Swavesey Village College Secondary

Water Meter: Yes

Boiler Installed: 2019

Loft: Not boarded, no ladder or light

All light fittings in bedrooms to stay in property, all light fittings downstairs to be taken.



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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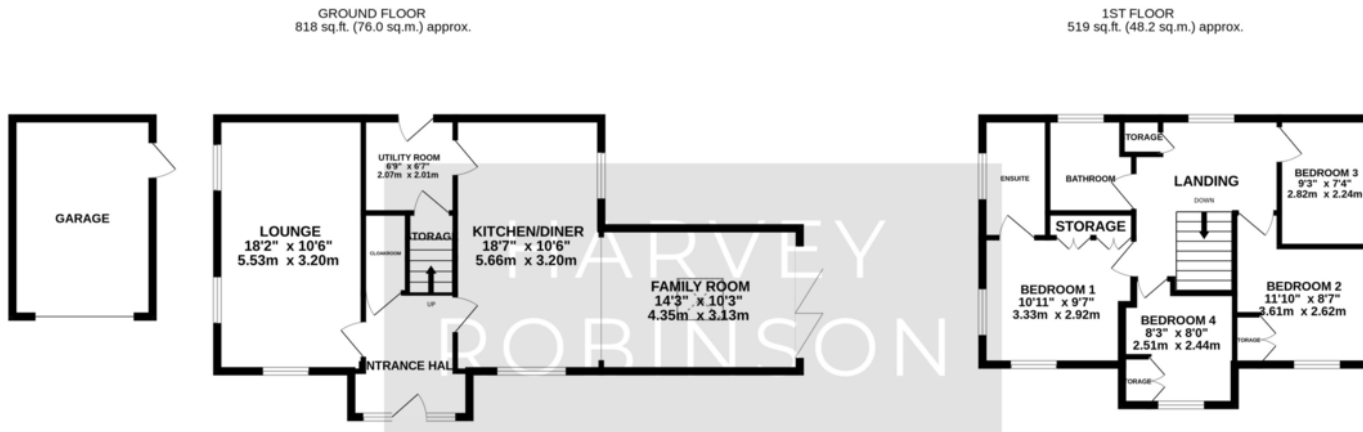
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4.9 Star Google Review Rating







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

HARVEY ROBINSON

OFFICE ADDRESS

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

CONTACT

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