



HARVEY ROBINSON

Guide Price

£400,000-£425,000

Chapel Road

Earith, PE28 3PU

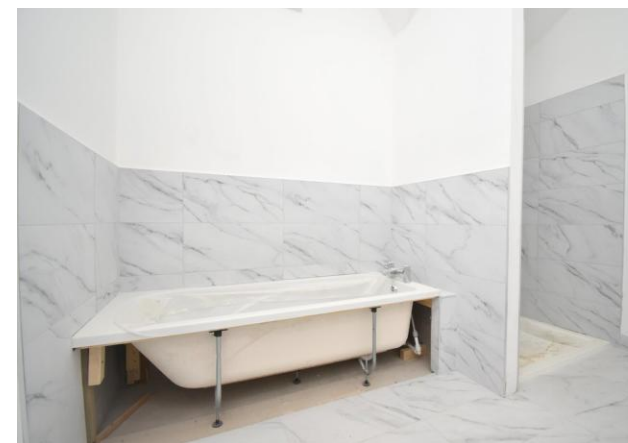
- Semi-Detached New Build House
- Four Generous Bedrooms
- Master Suite with Ensuite and Dressing Room
- Carport and Off Road Parking

- Private Enclosed Rear Garden
- Air Source Heat Pump
- Open Plan Living Accommodation
- Excellent Specification Throughout

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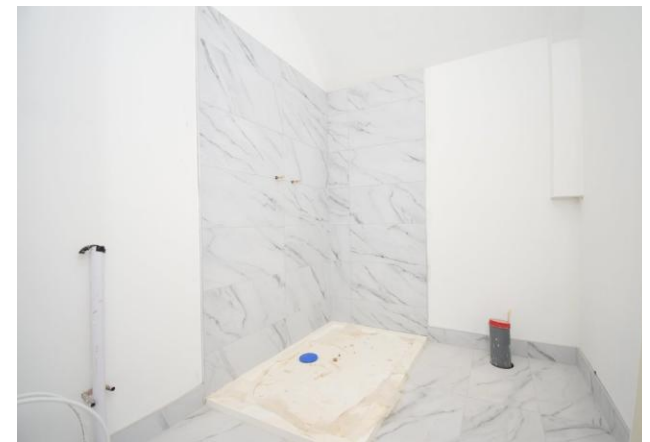
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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to be marketing this truly unique new build property situated in the centre of the sought-after village of Earith. Set back from the road and one of just two new build homes constructed in this small development, this property has been thoughtfully designed and constructed to an excellent standard with no expense spared on the quality. The ground floor consists of an entrance hall, a cloakroom, and open plan kitchen / dining room with a range of integrated appliances including a fridge, a freezer, a double oven, an induction hob, a washing machine and separate dryer as well as concealed bins. Completing the ground floor is a separate lounge which opens into the kitchen diner giving a feeling of open plan living and a carport which offers the potential to convert into another living space (STPP). Upstairs, there are four generous bedrooms, a family bathroom with a four piece white suite and an ensuite and dressing room to the master bedroom. The property benefits from allocated off road parking to the front and side of the car port and the rear garden is enclosed and laid to lawn. Early reservation of this one-off property is advised and viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Earith 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 barbers, a takeaway and the Crown pub which is often frequented by those in the village. There is also 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 whilst the RSPB nature reserve also offers great countryside walks. 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 can be found in both Ely and Huntingdon. By car, Cambridge can also be accessed in just over half an hour. Nearby St Ives 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. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3PU

What3Words Location: speeded.rainwater.enjoys

Central Heating: Air Source Heat Pump

Property Completion Anticipated: Early 2024

School Catchment Areas: Earith Primary School and Ramsey Abbey / Swavesey Village College



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.

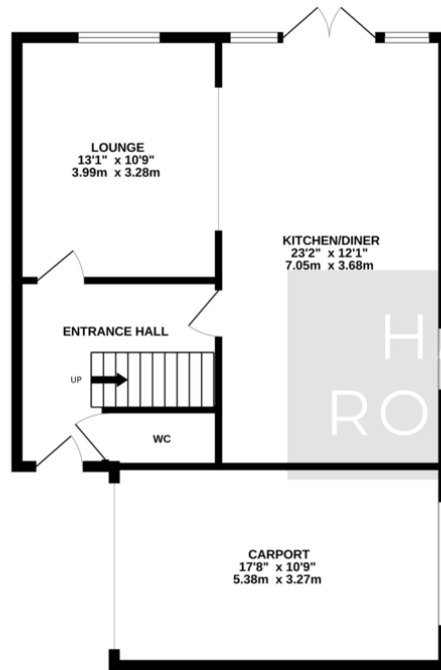
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

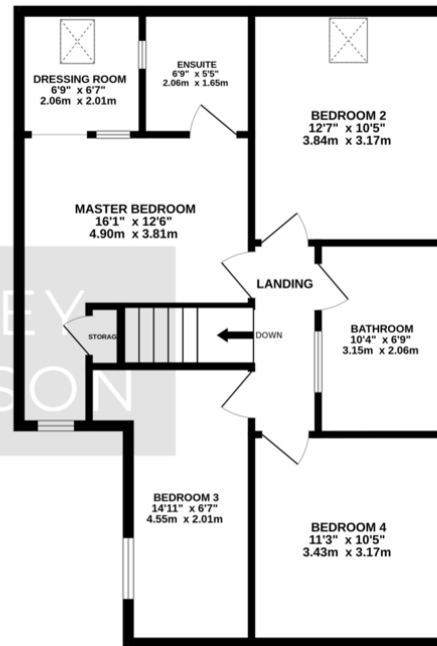




GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.
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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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