



HARVEY ROBINSON

£515,000

34 Knights Way

St. Ives, PE27 6TB

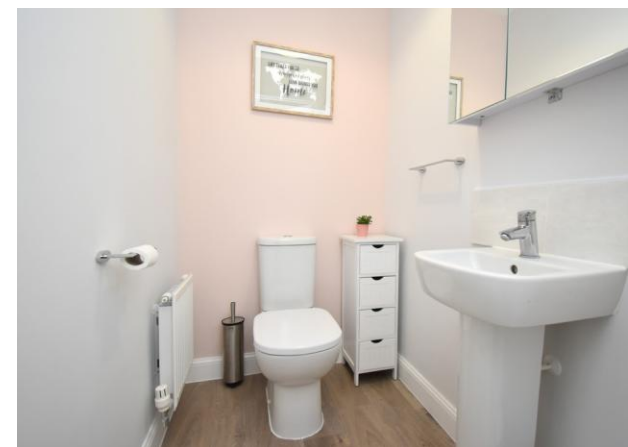
- Detached Family Home
- Situated on a Private Drive
- Four Double Bedrooms
- Two Family Bathrooms

- En-suite to Bedroom One
- 19ft Dual Aspect Lounge
- Spacious Kitchen/Dining Room
- Garage and Off Road Parking



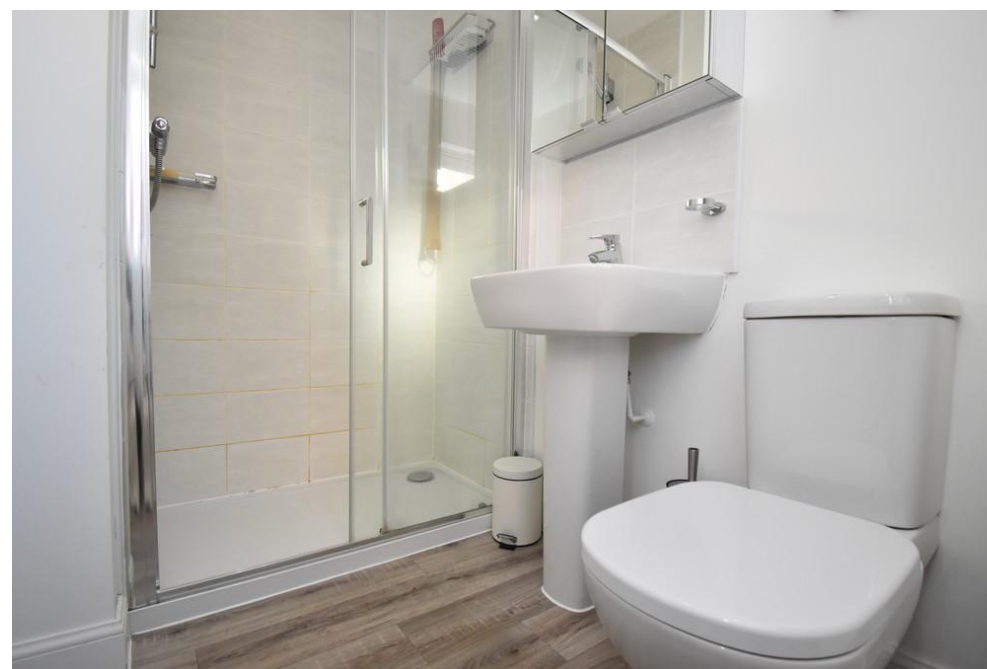
## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale with No Onward Chain this immaculately presented and spacious four double bedroom town house in the ever popular 'Spire' estate in St Ives. Built in 2017 by Barratt Homes to the Hexley design, the property is well positioned on a private drive shared with only 3 houses, overlooking a small green. The accommodation is spread across three floors, the ground floor offering a spacious entrance hall, a 19ft dual aspect lounge with french doors providing access into the rear garden, a spacious kitchen dining room and a cloakroom. Bedroom One can be found on the first floor with an en-suite bathroom and fitted wardrobes, with bedroom four and a family bathroom completing the accommodation here. The second floor offers a further two double bedrooms, both providing fitted wardrobes and velux windows, and a Jack and Jill bathroom. Outside, the property benefits from a good sized westly rear garden and there is driveway parking for 2 cars leading to a single garage. Benefitting from the remaining 3 years of the NHBC warranty, this property would make an ideal family home with its versatile accommodation and viewings can be arranged via 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. 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

Post Code for SatNav: PE27 6TB

What3Words Location: undertone.publish.concerned

What3Words Location for Garage: thankful.resonates.income

Tenure: Freehold

Property Built: 2017

Garden Aspect: West

Garden Boundary: Back Fence

Current Owners Lived in Property: Since new

Seller's Onward Movements: No onward Chain

Council Tax Band: E

Age of Boiler: 2017

EPC Rating: B

Water Meter: Yes, to the front of the property

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Estate Maintenance Charge: The vendors advise us there is an estate charge of £364 per annum

## 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.

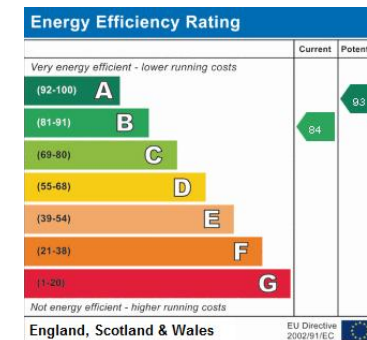
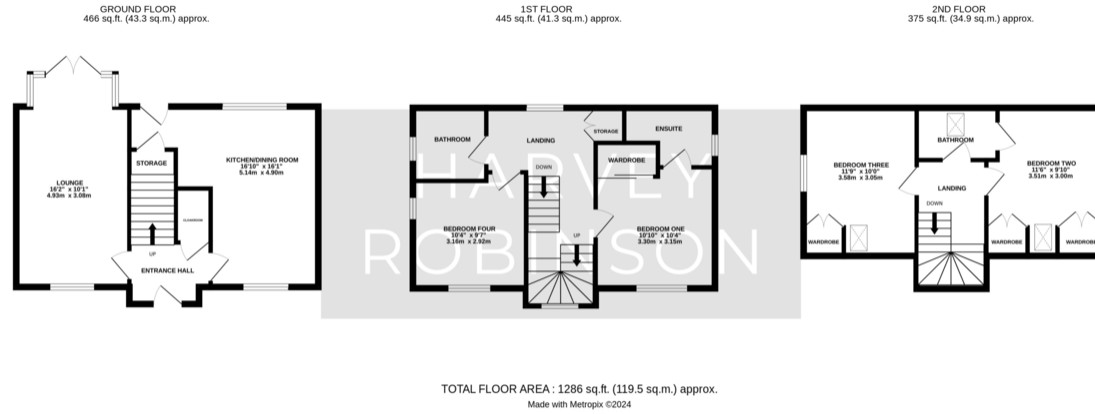
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For independent whole of market mortgage advice please call the team to book your appointment.

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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

**OFFICE ADDRESS**

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