



HARVEY ROBINSON

£440,000

Knights Way

St. Ives, PE27 6TB

- Semi-Detached Family Home
- Two Reception Rooms
- Dual Aspect Kitchen Dining Room
- Utility Room and Cloakroom

- Four Well Sized Bedrooms
- En-Suite to Bedroom One
- Garage and Off Road Parking
- South Facing Walled Garden

4 

2 

2 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this Well Presented Semi-Detached Home in the ever popular 'The Spires' development in St Ives. Originally built in 2014 by the prestigious David Wilson Homes, the property is built to 'The Raddiffe' design and offers versatility and spacious accommodation throughout. To the ground floor, you are greeted by a light and airy entrance hallway providing a wonderful flow to the property. To the right of this, you will find an 18ft dual aspect kitchen dining room, with french doors providing access into the rear garden. To the left of the entrance hallway is a spacious second reception room which could be used as a formal dining room, office or playroom and french doors open into the bright and airy lounge, also offering access to the rear garden. To the back of the property is a utility room and downstairs cloakroom. Upstairs, the property provides four spacious bedrooms, bedroom one benefiting from fitted wardrobes and an en-suite three piece bathroom. Bedroom two benefits from fitted storage and there is also a four piece family bathroom accessed from the landing, and storage cupboard. Outside, the property benefits from a single garage to the side of the property with driveway parking in front, and a south facing, private walled rear garden providing a perfect space to enjoy the summer months in.

This property really is a must view to appreciate the fantastic space on offer and is offered with No Onward Chain. 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. 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

Postcode for SatNav: PE27 6TB

What3Words: welcome.shredder.gift

Property Tenure: Freehold

Property Built: 2014

Council Tax Band: E

EPC Rating: C

Sellers Ownership: Since New

Sellers Onward Movements: No Onward Chain

Rear Garden Aspect: South

Rear Garden Boundary: Left Hand Side and Rear

Garage: Yes, located to left of property

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo School

Water Meter: No

Boiler Installed: 2014

UPVC Windows Installed: 2014

Loft: Believed to be boarded with light

Agents Note: The seller advises that they do not pay an estate management fee and haven't during their ownership of the property.



## 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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Rated Exceptional in Best Estate Agent Guide 2024

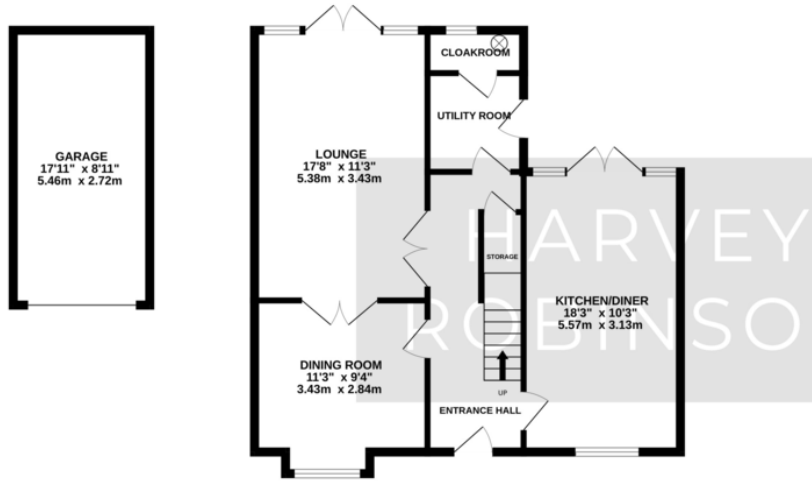
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

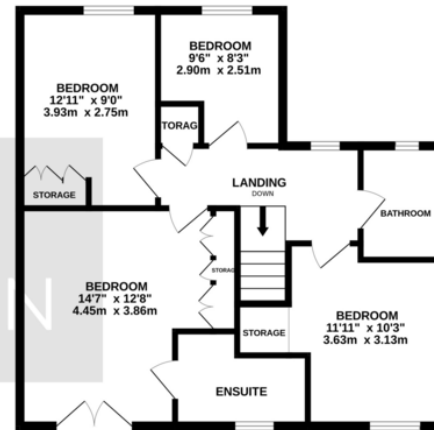




GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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