



HARVEY ROBINSON

Offers In Excess Of  
**£280,000**

**Ditchfield**

Somersham, PE28 3HU

- Semi-Detached Family Home
- Sought After Village Location
- Three Bedrooms
- Family Bathroom and Separate Shower Room

- Extended Ground Floor Accommodation
- Off Road Parking
- Private Rear Garden
- Cul-de-sac Location

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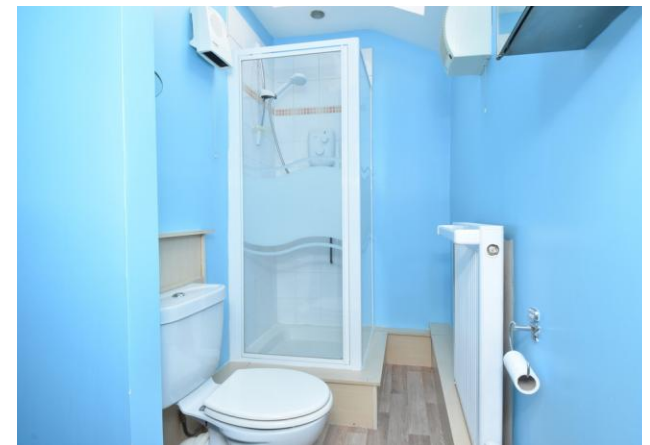
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## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £290,000-£300,000 \*\*\*

Harvey Robinson Estate Agents St Ives are delighted to present for sale this unique, extended family home in the heart of the ever-popular village of Somersham. Thoughtfully renovated by the current owners, this property offers extended ground floor accommodation, making it perfect for a young family, or first time buyer. The accommodation in brief comprises an entrance hall, lounge diner, conservatory, kitchen, utility space, front porch, and ground floor shower room and toilet. The first floor offers two well sized double bedrooms and a third single bedroom, as well as a four piece family bathroom at the top of the stairs. This property has also been renovated throughout, benefitting from newly installed carpeting and being neutrally presented, making it move in ready. Outside, to the front of the property there is off-road parking and a paved front garden, whilst to the rear a private, recently turfed garden can be found, that enjoys the privacy of fields behind. To avoid missing out on this truly unique property, contact the St Ives office to arrange a viewing.



#### LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks.

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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





## FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3HU

What3Words Location: register.mimes.laugh

Current Owners Owned Property: 20+ years

Seller's Onward Movements: No Forward Chain

Council Tax Band: C

EPC Rating: C

Property Constructed: 1970's

Rear Garden Aspect: West

Rear Garden Boundary: Left

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College

Ramsey

Water Meter: No

Loft: Boarded, no ladder

Boiler Installed: New boiler

## 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 2023 & 2024

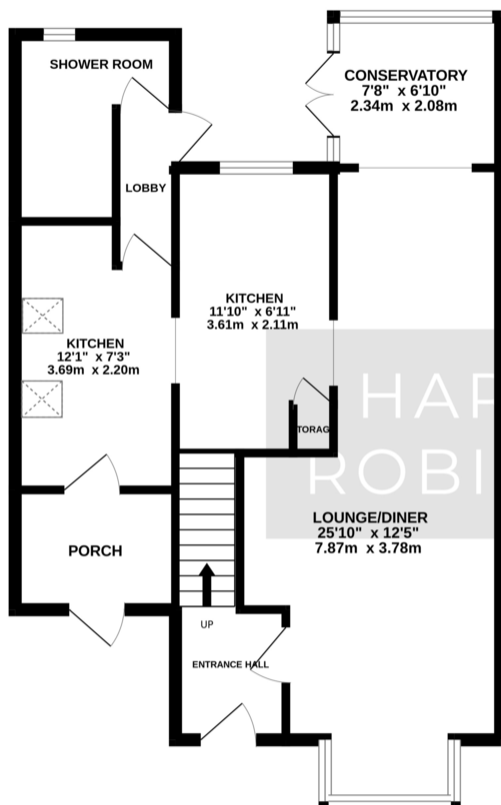
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

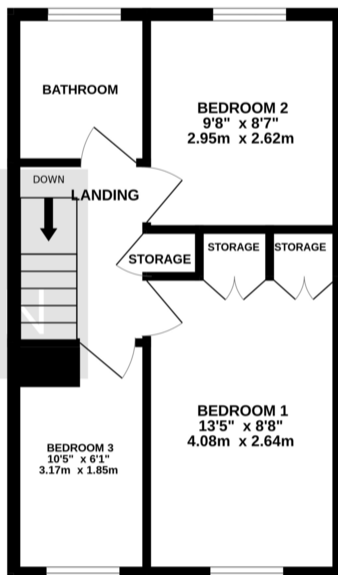




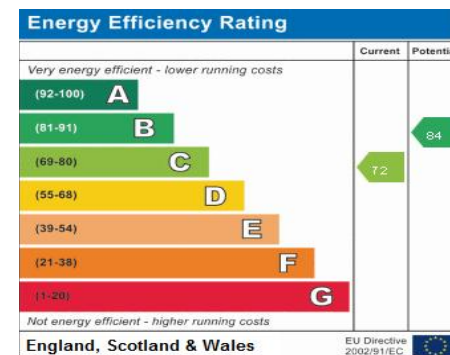
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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