



HARVEY ROBINSON

Offers In Excess Of
£650,000
Turnpike Close
Needingworth, PE27 4AG

- Detached Family Home
- Five Double Bedrooms
- Two Bedrooms With En Suite
- Three Reception Rooms

- Open Plan Kitchen Diner
- South Facing Garden
- Private Driveway and Double Garage
- Immaculately Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this immaculate, five-bedroom property on the newly established and recently sold-out David Wilson Needingworth Park development, in the sought after village of Needingworth. Situated on a generous plot on a private driveway, this stunning family home offers the perfect balance of spacious accommodation and modern design. The accommodation in brief comprises an entrance hall, 17ft lounge, 23ft kitchen diner and family room, separate dining room, study, utility room, and downstairs cloakroom. The first floor offers five double bedrooms, with the master bedroom benefitting from a full four-piece bathroom suite and bedroom two with a standard en suite, as well as a four-piece family bathroom and ample storage. Outside, to the front there is a private driveway with access only to the other properties on the drive, as well as off-road parking for four cars located to the left of the property, and a double garage. To the rear, there is a private, well-maintained garden with a south-facing aspect to enjoy the sun all throughout the day. This property has been recently constructed, and as such is full of many thoughtful features and additions, such as an integrated fridge-freezer, dishwasher, microwave, oven, washing machine, and tumble dryer included. To complete this stunning property, the interior is neutrally presented and includes full LVT flooring throughout the entire property. To avoid missing out on this rarely available family home, contact the St Ives office today to arrange a viewing.



LOCATION AND AMENITIES

Needingworth, which is twinned with nearby Holywell, can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4AG

What3Words Location: ghosts.listings.prowling

Property Constructed: 2022

Vendors Owned Property: Since New

Vendors Onward Movements: Relocating out of country

Garden Aspect: South

Rear Garden Boundaries: 1. The fence on the left between neighbour 48's garage and the house 2. The fence at back 3.the fence on the right between the garage and fence at the back

Council Tax Band: F

EPC Rating: B

Boiler Installed: 2022

Loft: Not boarded. Ladder, no light.

Lightings and curtains, built-in wardrobe in the main bedroom, built-in fridge and dishwasher, built-in microwave oven and oven, washing machine and dryer all remaining in property.

Estate Maintenance Charge: £150 + VAT per annum, payable to trustmgt

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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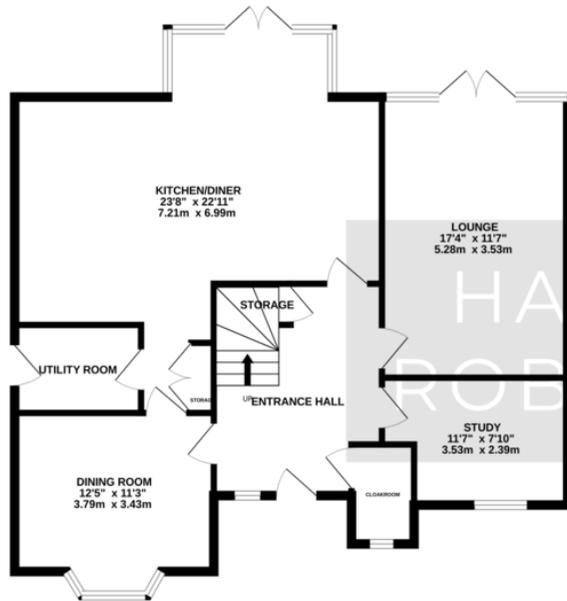
Rated Exceptional in Best Estate Agent Guide 2023 & 2024

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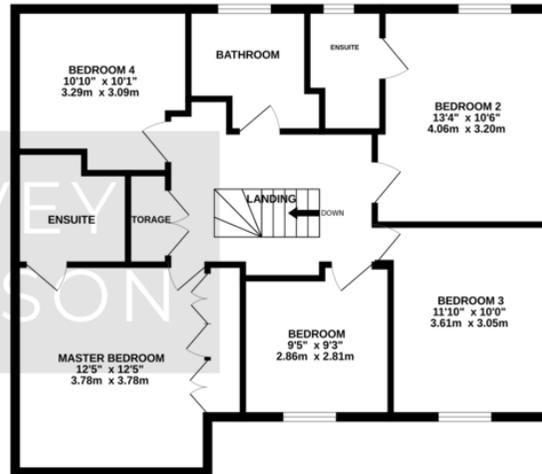




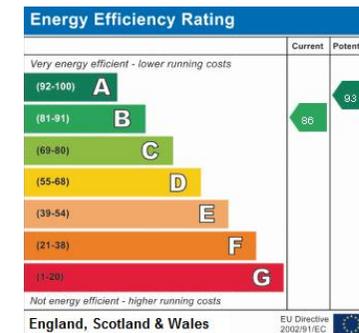
GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 1856 sq.ft. (172.5 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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