



HARVEY ROBINSON

Offers in Excess of  
**£325,000**  
Sandpit Close  
Over, CB24 5AY

- Semi-Detached House
- Constructed in 2023
- Two Double Bedrooms
- Downstairs Cloakroom

- Open Plan Lounge Diner
- Single Garage
- Private Enclosed Rear Garden
- Immaculately Presented Throughout





## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented two-bedroom semi-detached house in a central and popular new build development in Over. Constructed in 2023, the property is immaculately presented throughout and offers spacious and well-designed accommodation arranged over two floors. Upon entering the property, you are greeted with an open and airy entrance hall with ample under stairs storage and Karndean flooring that continues into the kitchen. Located to the front of the property, the kitchen is fitted in a modern white gloss style with laminate wooden worksurfaces over and benefits from an integrated fridge freezer, dishwasher and washing machine as well as housing the gas central heating boiler. Completing the ground floor space is a downstairs cloakroom and a lounge diner. This spacious room is flooded with light from the bi-folding doors which provide access to the garden. To the first floor, there are two generous double bedrooms, ample fitted storage and a well-presented bathroom which is fitted in a contemporary white, three-piece suite. The single garage can be found adjacent to the property which provides storage in the eaves as well as power and lighting. The rear garden is larger than average and enjoys excellent levels of privacy due to the woodland behind. The garden is mainly laid to lawn with a large section of patio, perfect for outdoor dining. To the front, there is a pleasant front garden and a driveway to the front of the garage. Viewing of this rarely available home is highly recommended and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Over is a highly sought-after village, located approximately 10 miles from the centre of Cambridge via car or the guided bus stop at Swavesey. The village is well served with a popular primary school, village shop, hairdressers, village pub (re-opening in 2024), a community centre which hosts many groups, sports clubs, and local events. In the centre of the village is the green which hosts cricket and football matches as well as the annual Over village carnival and Christmas market. The RSPB nature reserve and the river Ouse can be found on the edge of the village and provide excellent walks to neighbouring villages. The property is within the catchment area for Swavesey village college which is rated as outstanding by Ofsted.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 5AY

What3Words Location: shows.slugs.stage

EPC Rating: B

Property Constructed: 2023

Communal Maintenance Charge: £31.68 per month, reviewed annually.

Council Tax Band: B

Current Owner Purchased Property: October 2023

Seller's Onward Movements: Moving Closer to the Town Centre

Rear Garden Boundaries: Left and Rear

School Catchment Areas: Over Primary and Swavesey Village College

Water Meter: Yes

Loft: Boarded with a Light



## 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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British Property Awards 2023 & 2024 – Gold Winner  
4.9 Star Google Review Rating



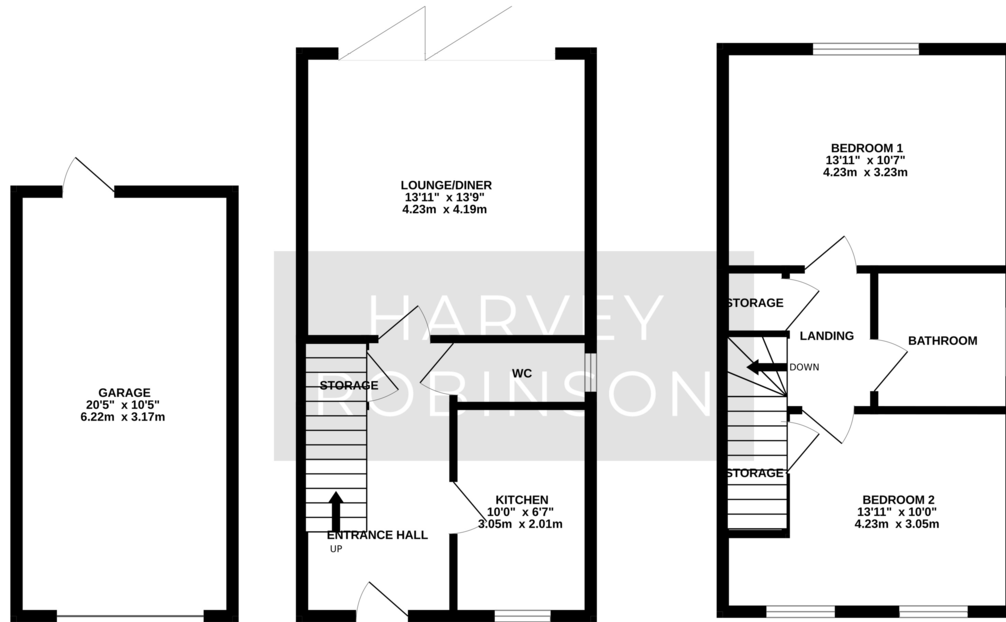






GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.  
Made with Metropix ©2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

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