



HARVEY ROBINSON

Guide Price

£350,000-£375,000

Manor Close

Wyton, PE28 2AG

- Semi-Detached Family Home
- Three Double Bedrooms
- Extended Ground Floor Accommodation
- Two Reception Rooms

- Air Source Heat Pump
- Solar Panels
- Downstairs Shower and W/C
- Large Mature Rear Garden

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- 3 



PROPERTY SUMMARY

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Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this characterful and spacious semi-detached property in Wyton village. Constructed in the 1920's but thoughtfully extended and upgraded by the current owners, this property is offered with no forward chain and would make an excellent first time buy or family home. The ground floor accommodation is accessed via an entrance hall providing access to the dining room to one side and the lounge to the other. Both rooms are light and airy with UPVC windows and benefit from feature fireplaces. The kitchen can be found to the rear which has been well designed with ample storage including a pull-out larder, corner storage solutions and multiple appliance spaces as well as granite worktops. Completing the ground floor space, there is a rear porch leading to the cloakroom and separate shower room and a 12" x 10" conservatory to the rear of the lounge. Constructed just three years ago, this space benefits from a self-cleaning roof and can be enjoyed all year round. To the first floor, there are three double bedrooms and a refitted family bathroom. The current owners have further invested in this property by adding an air source heat pump which powers the central heating system, solar panels with battery storage and a full damp proof course. The property sits centrally on a larger than average plot and enjoys a pleasant front garden which is mainly laid to lawn. There is a generous driveway to the side suitable for numerous vehicles and a large, mature rear garden to the back. The rear garden has a large section of lawn, mature beds with impressive rose bushes, established fruit trees and a 12" x 8" timber garden room which offers the versatility of a summer house or a home office. Viewing of this deceptively spacious property with potential to further improve is essential and can be organised by contacting our St Ives office .



LOCATION AND AMENITIES

The property is a short walk from the clock tower in the village square, which is surrounded by a local shop, village pub, tearoom, antiques shop and an art gallery. The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property. The Ofsted rated "Good" Houghton and Wyton primary school can be found within stones throw of this property, as well as a Waitrose situated inside the well favoured Dobbie's garden centre.

In nearby 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 & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes. In addition to the St. Ives Park & Ride terminal, there is also access to Cambridge and Peterborough via the guided bus, which has two stops on the edge of Wyton. 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2AG

What3Words Location: slurping.ghost.makeovers

Property Constructed: 1920's

Current Owner's Purchased Property: 25 years ago

Seller's Onward Movements: No Forward Chain

Council Tax Band: C

Rear Garden Boundaries: Left

Rear Garden Aspect: North West

School Catchment Areas: Houghton and Wyton Primary and St. Peters Secondary

Water Meter: Yes under Kitchen Sink

Air Source Heat Pump Added: February 2021

Conservatory Constructed: 2021

Loft: Housing Solar Panel Battery Storage

EPC Rating: D



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

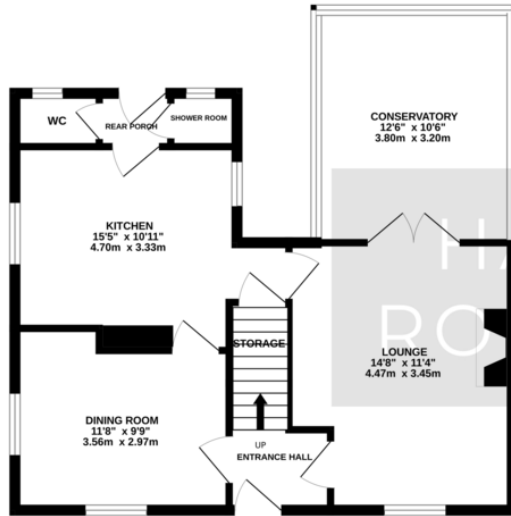
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

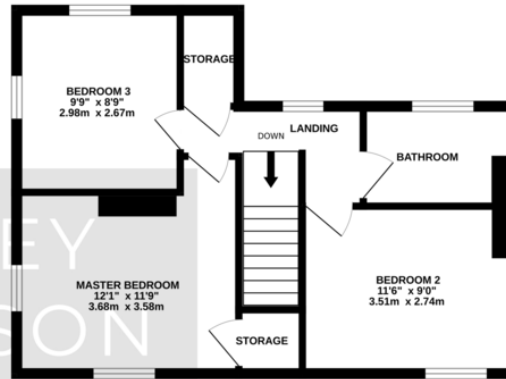




GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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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