



HARVEY ROBINSON

Guide Price
£310,000-£320,000
The Paddock
Somersham, PE28 3JU

- Detached Family Home
- Three Generous Bedrooms
- Downstairs Cloakroom
- Refitted Kitchen and Bathroom

- Single Garage
- Ample Off Road Parking
- Private Rear Garden
- Immaculately Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this immaculately presented family home within the heart of Somersham village. Thoughtfully improved by the current owners, the property in brief comprises a light and airy entrance hall with Karndean flooring and provides access to the living accommodation. To the front of the property, there is a kitchen and a cloakroom which have both been refitted to an excellent standard. The kitchen incorporates a double oven, gas hob, fridge freezer as well as ample storage in modern, gloss style units. Completing the ground floor, there is an open plan lounge dining room which enjoys excellent views over the rear garden as well as direct access via patio doors to the rear. To the first floor there are three generous bedrooms, the master benefitting from excellent in-built storage, and an impressively refitted family bathroom. The front garden has been hard landscaped providing ample off-road parking in addition to the driveway and single garage which can be found to the side of the property. To the rear, the garden is enclosed and enjoys a good degree of privacy. Mainly laid to lawn, the garden provides the perfect space for a young family to enjoy with mature borders, a large patio area sitting and dining and a storage shed. The property is well maintained and presented throughout and must be viewed to be appreciated. Do not hesitate to contact our St Ives office to organise your 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

Post Code for SatNav: PE28 3JU

What3Words Location: sits.twitchy.helpfully

Current Owners Purchased Property: 2015

Property Build: 1970's

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: C

Council Tax Cost: £2107 p/a

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College

Ramsey

Rear Garden Boundary: Right and Rear

Rear Garden Aspect: South

Water Meter: Yes, in front garden

Boiler Installed: 2015, with service history

UPVC Windows: 2021/2022

Loft: Fully boarded with ladder

Integrated fridge freezer and dishwasher

Electric roller garage door

New patio within last 5 years. Block paved driveway.



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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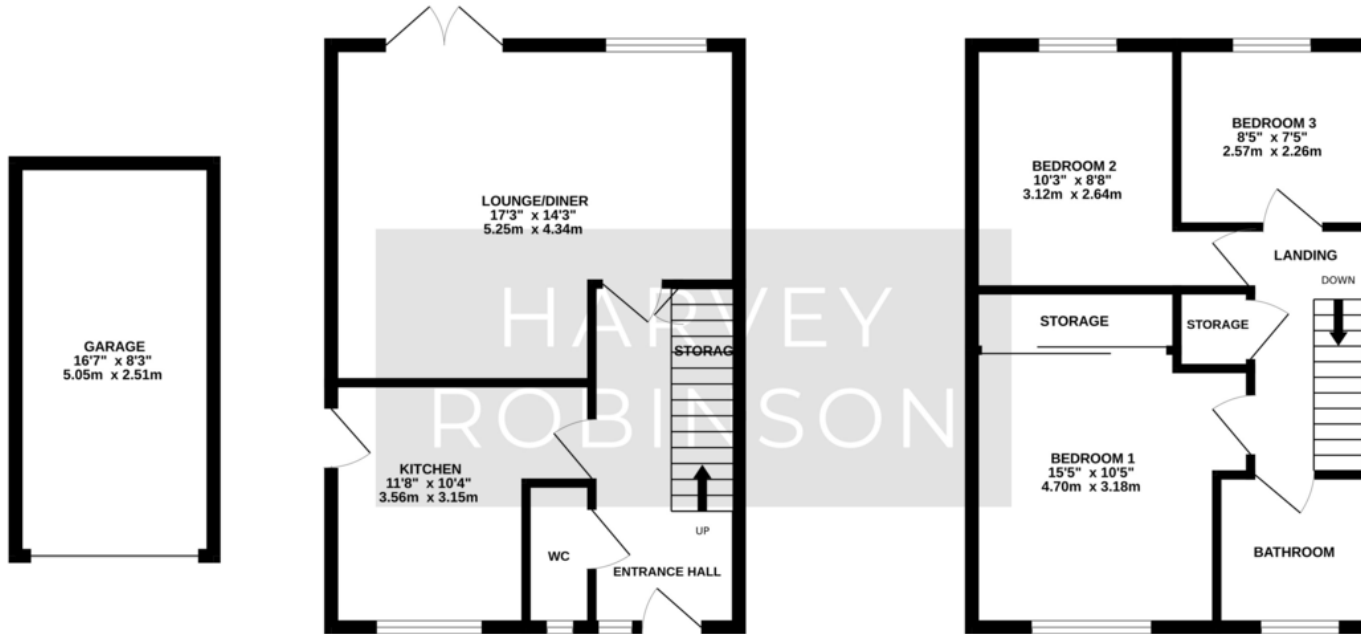
4.9 Star Google Review Rating





GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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