

A photograph of a two-story brick house with a dark tiled roof. The house has multiple white-framed windows and a central black door. A gravel garden with a wooden fence and a large green bush is in the foreground. A satellite dish is visible on the right side of the house.

HARVEY ROBINSON

£315,000
Spinney Way
St. Ives, PE27 3YX

- Mid-Terrace Family Home
- Four Bedrooms
- Extended Ground Floor Accommodation
- En Suite to Principal Bedroom

- Ground Floor Bedroom with En Suite
- Three Reception Rooms
- Enclosed Rear Garden
- Local Amenities Nearby



PROPERTY SUMMARY

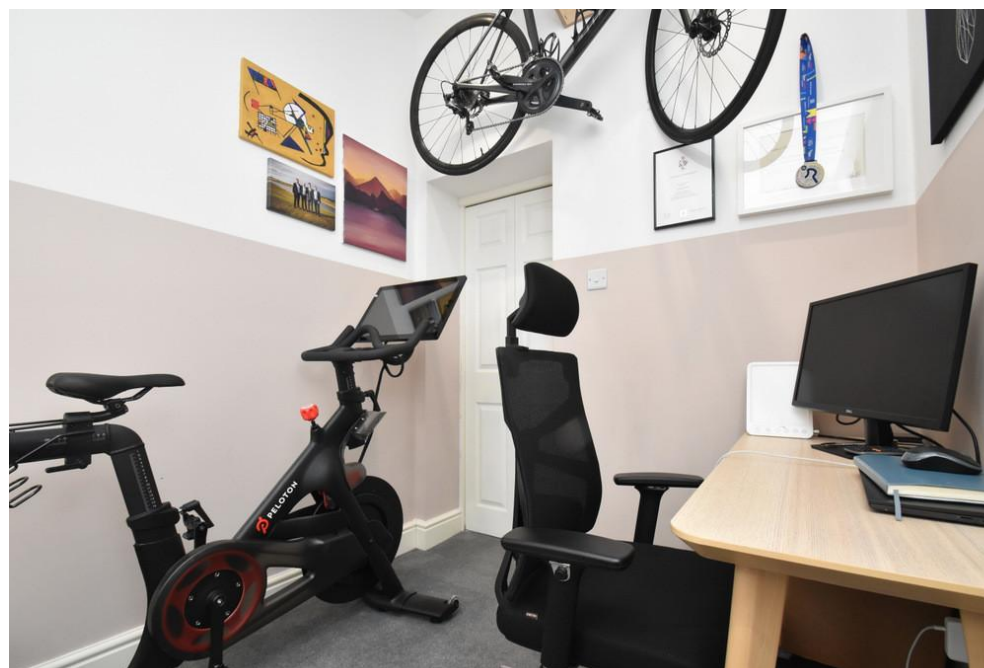
Harvey Robinson Estate Agents are delighted to present for sale this extended four-bedroom family home, located in the heart of the popular market town of St Ives. Offering spacious accommodation throughout, the property in brief comprises an entrance hallway, renovated downstairs shower room, an open plan lounge and extended kitchen measuring 25ft (approx.), a playroom, a dining room, and a ground floor bedroom with en suite. The first floor offers a further three bedrooms - two double rooms (one with en suite) and a further single room, and a three-piece family bathroom finished in a contemporary dark grey unit and stone-coloured tile. Outside, the property is set back from the path with a gravel front garden and fencing along the perimeter, whilst to the rear there is an enclosed back garden offering a good degree of privacy, with back access from Ramsey Road. Viewings of this spacious family home are essential to appreciate the space, and can be arranged by contacting the St Ives office.



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. In 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 & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. 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. A popular primary school can also be found within a few minutes' walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3YX

What3Words Location: cushy.robot.values

What3Words Garage Location: hence.swooned.unleashed - last garage on the left hand side

Primary School Catchment Areas: Wheatfields

Secondary School Catchment Area: St Ivo Secondary

EPC Rating: C

Council Tax Band: C

Seller's Onward Movements: Buying a new build

Current Owner's Purchased Property: 2021



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

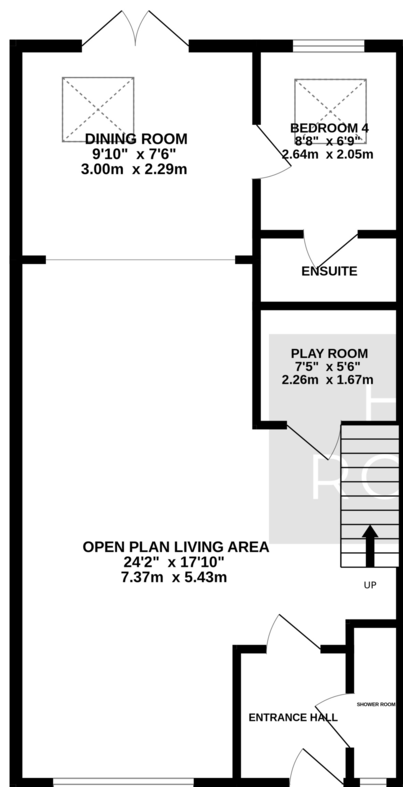
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

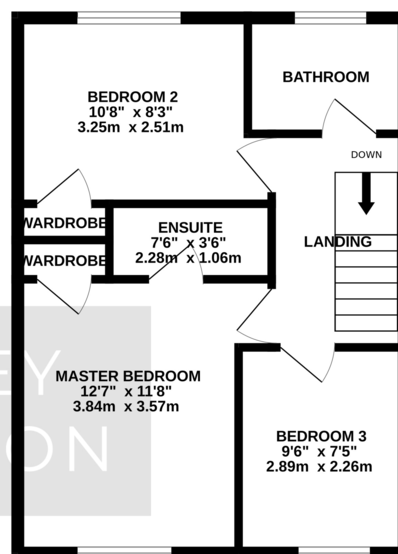




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk