

A photograph of a two-story brick house with a grey tiled roof. The house has several windows with dark frames and a central entrance with a small black awning. A large, leafless tree stands to the left of the house, and a well-manicured green hedge runs along the front. A paved driveway leads to the right side of the property. The sky is blue with some light clouds.

HARVEY ROBINSON

£325,000

1 Walnut Tree Close

Bluntisham, PE28 3NZ



- Semi-Detached Family Home
- Three Bedrooms
- Constructed in 2007
- Lounge and Kitchen Diner

- Downstairs Cloakroom
- Sought After Village Location
- Off Road Parking for Two Vehicles
- Cul-de-Sac Location



## PROPERTY SUMMARY

Harvey Robinson are delighted to present this rarely available, three bedroom semi-detached home in the highly sought after village of Bluntisham. The ground floor briefly comprises of a large entrance hallway, living room reaching from the front to the back of the property, a handy downstairs WC and a bright and spacious kitchen/diner complete with integrated appliances and double doors leading out to a well-presented walled garden with mature beds and borders. Heading upstairs, the property offers a generous landing with access to the bathroom comprising of a modern three-piece suite and a stunning vaulted ceiling complete with a Velux window, two well-sized double bedrooms with a further generous single bedroom, which could pair as a handy home office. In addition, the property offers off-road parking for two vehicles and is situated in a non-estate position on a delightful private cul-de-sac. Viewing is highly recommended to appreciate this stunning home.





### LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.









## FAQS

Tenure: Freehold

Post Code for SatNav: PE28 3NZ

What3Words Location: ///feel.audit.bandwagon

Current Owners Purchased Property: 2008

Property Build: 2007

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: C

Rear Garden Aspect: East

Conservation Area: Yes

Boiler Installed: 2007

UPVC Windows: 2007

Loft: Part boarded, with a light and insulated to 350mm throughout



## 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.





GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		

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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