



HARVEY ROBINSON

£300,000
Greenfields
Earith, PE28 3QZ

- Three Bedroom Semi Detached House
- Ample Off-Road Parking
- South Facing Rear Garden
- Extended Living Accommodation

- Single Garage
- Open Plan Kitchen Diner
- Refitted Family Bathroom
- Cul-De-Sac Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this three-bedroom semi-detached property in the heart of the beloved village of Earith. This property is positioned on a quiet cul-de-sac on the popular estate of 'Greenfields' and provides a perfect first time buy or family home. This property welcomes you into a spacious entrance hall which leads into a large lounge with sliding doors which open to the rear garden. This property has been thoughtfully extended to create a generous kitchen/diner. The kitchen has been finished with shaker style cabinets and there is ample storage provided. This room is flooded with natural light and creates a perfect place to spend time with loved ones. The first floor of this property provides three generous bedrooms, a modern three-piece bathroom and an extensive storage cupboard. This property offers a beautiful rear garden which has mainly been laid to lawn as well as a patio area which is a great place to place your garden furniture. There is ample off-road parking with a private driveway as well as an integrated garage. Interest in this beautiful home is expected to be high, so contact the St Ives office today to arrange a viewing.



LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3QZ

What3Words Location: ///sideboard/transfers/inflating

Property Constructed: 1979

Council Tax Band: C

EPC Rating: D

Current Owners Purchased Property: 2013

Seller's Onward Movements: No forward chain

Rear Garner Boundaries: Left

Rear Garden Aspect: South

Primary School Catchment: Earith Primary

Secondary School Catchment: Ramsey Abbey College

Boiler Installed: 2019, serviced July 2024

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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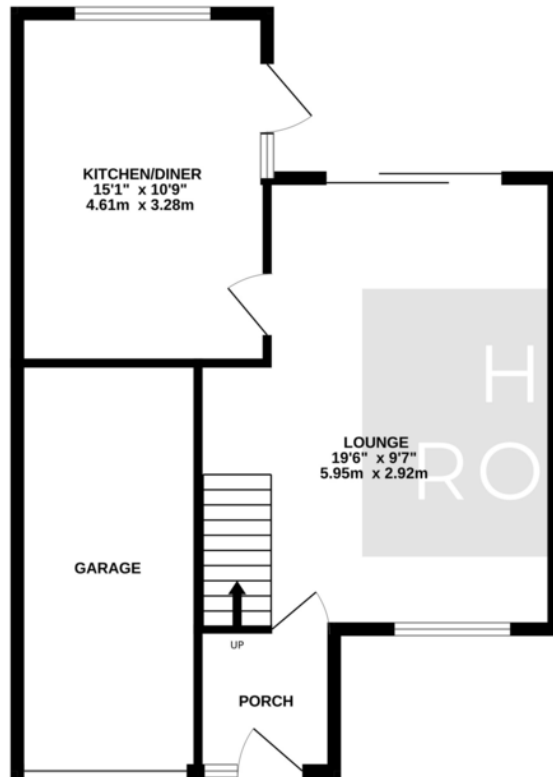
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4.9 Star Google Review Rating

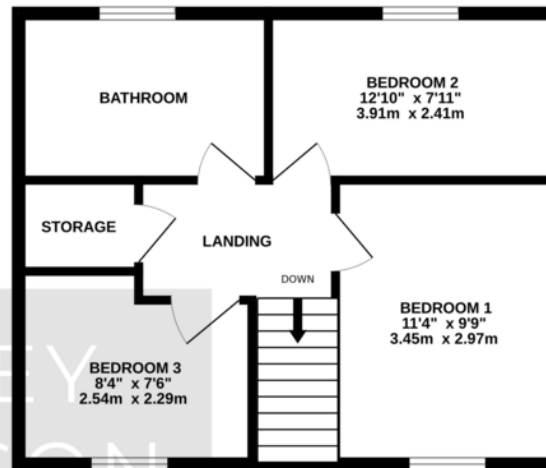




GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 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

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