



HARVEY ROBINSON

Offers In Excess Of
£450,000

The Fairway
Bluntisham, PE28 3LF

- Detached Family Home
- Four Generous Bedrooms
- Stunning Kitchen Diner and Family Room
- Utility Room and Downstairs Cloakroom

- Separate Front-To-Back Lounge
- Thoughtfully Renovated Throughout
- West Facing Garden
- Ample Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this spacious family home, located at the end of a cul-de-sac in the sought-after village of Bluntisham. Having been thoughtfully renovated throughout by the current owners, this property offers impressively extended ground floor accommodation, and in brief comprises an open entrance hallway, a separate 23ft (approx.) lounge to the left of the hallway, a downstairs cloakroom and utility room, a further reception room which is currently being used as a playroom but would be perfect as a home office, and the stunning 36ft kitchen diner and family room. This has been fitted with an island/breakfast bar, as well as ample storage along the perimeter walls of the kitchen. Featuring an induction hob and floating extractor as well as integrated appliances and white goods, this room is perfect for hosting and entertaining. The dining room is just a short distance away and will comfortably fit an eight-seater table, and at the back of the house is a cosy family room overlooking the ample patio and rear garden. Upstairs, the property benefits from four generous bedrooms, three double bedrooms and a further single, as well as a three-piece family bathroom and airing cupboard. Externally to the front there is a block paved driveway with space for three vehicles, as well as a lawned front garden setting the property back from the road. To the rear, there is a sunny south-facing garden offering a high degree of privacy, as well as a newly decked area to the rear which currently houses the hot tub. Access to the front driveway can be found to the side of the house. The property also benefits from solar panels with battery storage. Interest on this stunning family home is expected to be high so to arrange a viewing contact the St Ives office.



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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3LF

What3Words Location: tougher.purchaser.furniture

Property Built: 1960's

Owned For: 6.5 years

Seller's Onward Movements: Purchasing Locally

EPC Rating: D

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Solar Panels with Battery, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Boundary: Right and Rear

Rear Garden Aspect: South West

Primary School Catchment: St Helens Primary School

Secondary School Catchment: Abbey College Ramsey

Conservation Area: No

Water Meter: No

Boiler Installed: 2018

Boiler Service: October 2024

Loft: Part-boarded



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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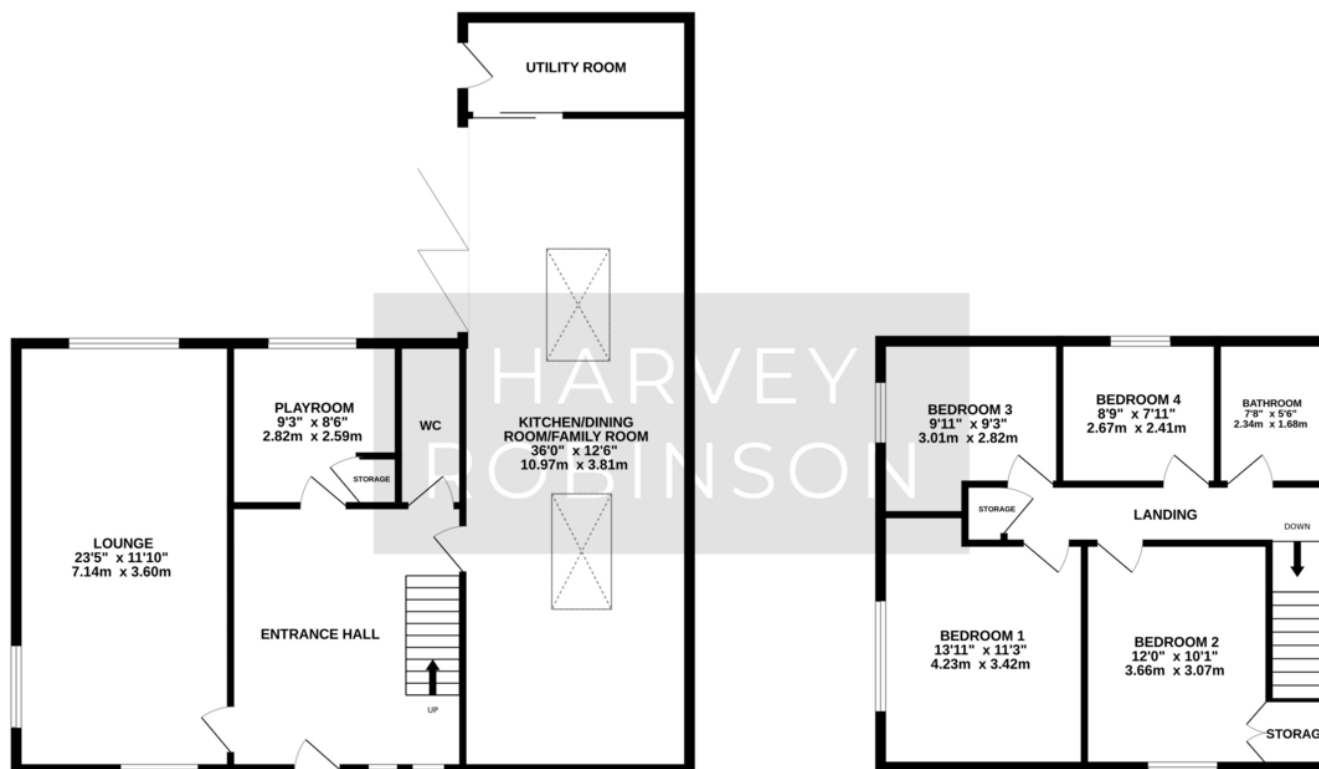
4.9 Star Google Review Rating





GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1668 sq.ft. (155.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	61 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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