



HARVEY ROBINSON

£325,000

The Furlongs

Needingworth, PE27 4TX

- Semi-Detached Family Home
- Three Bedrooms
- En Suite to Main Bedroom
- 27ft Lounge and Kitchen Diner

- Study and Separate Office
- Thoughtfully Extended Ground Floor
- Sought After Village Location
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents are pleased to present to the market this superb three-bedroom, chalet-style extended home in the sought after village of Needingworth. A perfect opportunity for both first-time buyers and families alike, this property is in the heart of the village and just a stone's throw from the local amenities, walking routes and parks. In brief, the property comprises of a spacious entrance hallway which gives access to a versatile room which could be utilised as a study, storage or a fourth bedroom, a large and bright office complete with under stairs storage and an impressively extended open-plan kitchen/dining/living room complete with a pantry and integrated cooker and hob. Heading upstairs, the main bedroom offers a bright and airy space, complete with an en-suite bathroom, two further good size bedrooms both offering vast amounts of natural light and the family bathroom which is complete with a three-piece white suite. Externally, the property offers a single garage and ample parking to the front on the private driveway. Viewing of this property is highly recommended to truly appreciate, please do not hesitate to contact us to arrange this today.



LOCATION AND AMENITIES

Needlingworth which is twinned with nearby Holywell can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needlingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4TX

What3Words Location: followers.stun.fidget

Council Tax Band: C

EPC Rating: D

Property Constructed: 1975

Services: Mains Gas, Mains Water, Mains Electric, Mains Sewerage

Current Owners Purchased Property: 8 Years Ago

Seller's Onward Movements: Upsizing Locally

School Catchment Areas: Holywell C of E Primary School, St Ivo Secondary School

Water Meter: No

Boiler Age: c. 2014

Boiler Service: 2024

UPVC Windows Installed: Between 2006-2014

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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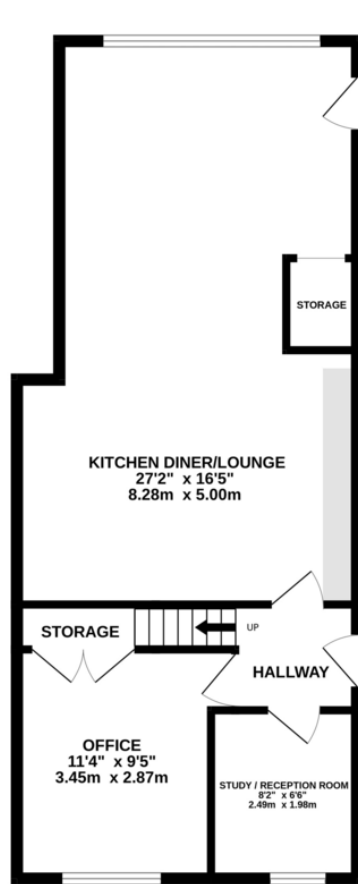
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





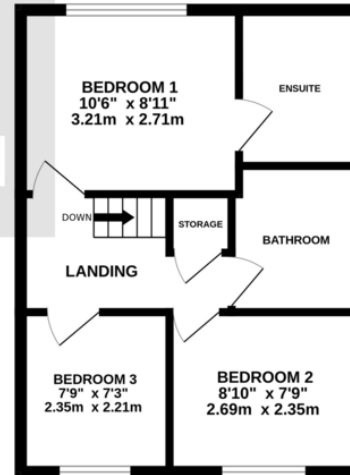
GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



GARAGE
15'9" x 7'9"
4.81m x 2.37m

HARVEY
ROBINSON

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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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