



HARVEY ROBINSON

Offers In Excess Of  
£325,000  
8 Greenfields  
Earith, PE28 3QH

- Semi-Detached Family Home
- Sought After Village Location
- Thoughtfully Renovated Throughout
- 23ft Kitchen Diner

- Second Reception Room
- En Suite To Master
- Four Piece Bathroom Suite
- Off Road Parking and Garage

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this three-bedroom semi-detached family home, located in the heart of the ever-popular village of Earith. Thoughtfully renovated by the current owners, this modern property offers spacious accommodation throughout, with a part-converted garage adding a second reception room downstairs. The accommodation in brief comprises an entrance hallway, downstairs cloakroom, lounge to the front of the property, recently renovated 23ft kitchen diner, and family room. Upstairs, the first-floor accommodation offers three bedrooms and en suite to master bedroom, as well as a four piece bathroom suite. Outside to the rear, a private garden mainly laid to lawn can be found, whilst to the front there is a garden laid to lawn and a paved driveway with space for three cars. Interest on this immaculately presented family home is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.



## LOCATION AND AMENITIES

Earith, a historical village mostly in part 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 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

Property Constructed: 60's-70's

Post Code for SatNav: PE28 3QH

What3Words Location: ///daytime.someone.blatantly

Council Tax Band: C

EPC Rating: D

School Catchment Areas: Earith Primary, Ramsey Abbey College

Seller's Onward Movements: Moving Closer To Work

Current Owners Lived in Property: 14 Years

Boiler: Unsure of age, serviced annually

Rear Garden Boundaries: Right

Rear Garden Aspect: East

Loft: Boarded with light

Renovations: Combined kitchen, utility and dining room into one room. New kitchen, bathrooms and flooring.

All light fittings, fitted dishwasher to remain in property. All carpets to remain in property.



## 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.

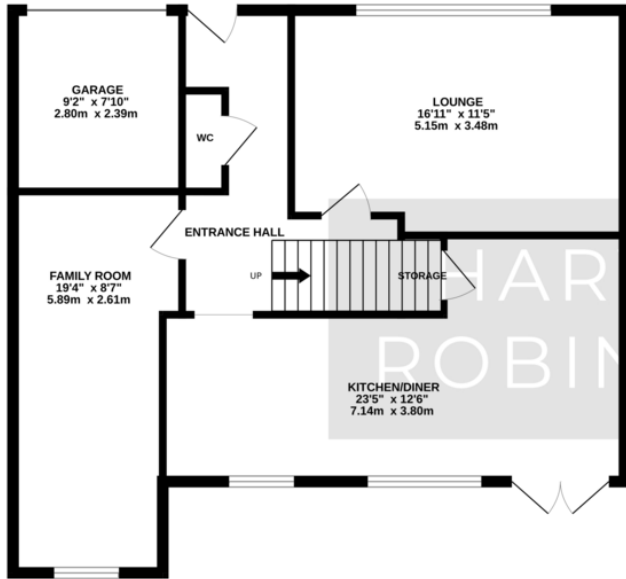
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4.9 Star Google Review Rating

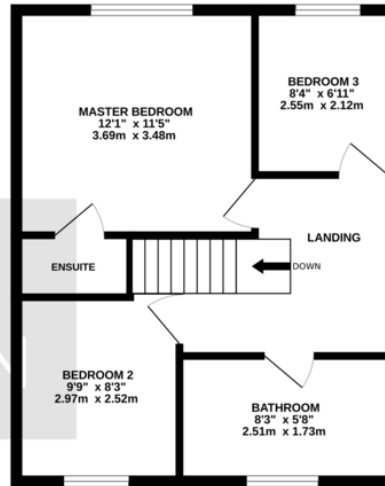




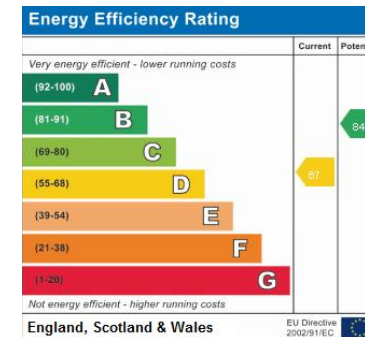
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.  
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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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