



High Street, Needingworth

In Excess of £375,000



HARVEY
ROBINSON

High Street

Needingworth, St. Ives

- Detached Bungalow
- 4 Bedroom Property
- Separate Kitchen and Diner
- Separate Office Room
- Family Bathroom and En Suite
- Driveway Parking
- Enclosed Rear Garden
- Sought After Village Location
- No Forward Chain
- Viewing Highly Recommended

FAQS

Tenure: Freehold

Postcode for SatNav: PE27 4SA

What3Words Location: [///level.savings.upwards](https://www.what3words.com/level.savings.upwards)

Property Constructed: 1970's largely - Adding to some earlier construction.

Council Tax Band: D

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 5 years

Utilities: Octopus Gas/Electric. South Staffs/Cambridge Water

Broadband: Plusnet 300Mb

Loft: Part Boarded and Insulated

Current Owner Purchased Property: Sept 2003

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: Three Sides

Rear Garden Boundaries: Boarded fence

Primary School Catchment: Holywell C of E Primary

Secondary School Catchment: St Ivo Academy

Water Meter: No





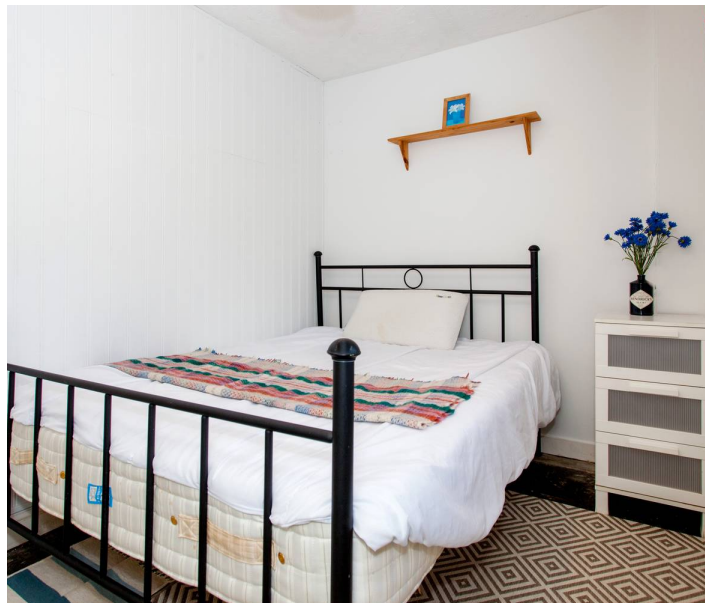
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PROPERTY SUMMARY

Presenting an exceptional opportunity to acquire a spacious and versatile four-bedroom detached bungalow, situated in a highly sought after village location that offers both tranquillity and convenience. This impressive property is thoughtfully designed for comfortable family living, featuring a well-proportioned layout that caters to a variety of lifestyles.

The separate kitchen and diner provide a practical and sociable space for family meals and gatherings, with ample storage and work surfaces, as well as a range cooker to satisfy the needs of any keen cook. The accommodation comprises four well-appointed bedrooms, each offering flexibility for use as sleeping quarters, home office, or hobby room, depending on your requirements. The principal bedroom benefits from a en suite shower room, while the remaining bedrooms are served by a family bathroom. The property also benefits from a separate office space, perfect for those who work from home or need an extra reception room.





Floor Plan

Floor area 126.1 sq.m. (1,357 sq.ft.)

TOTAL: 126.1 sq.m. (1,357 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



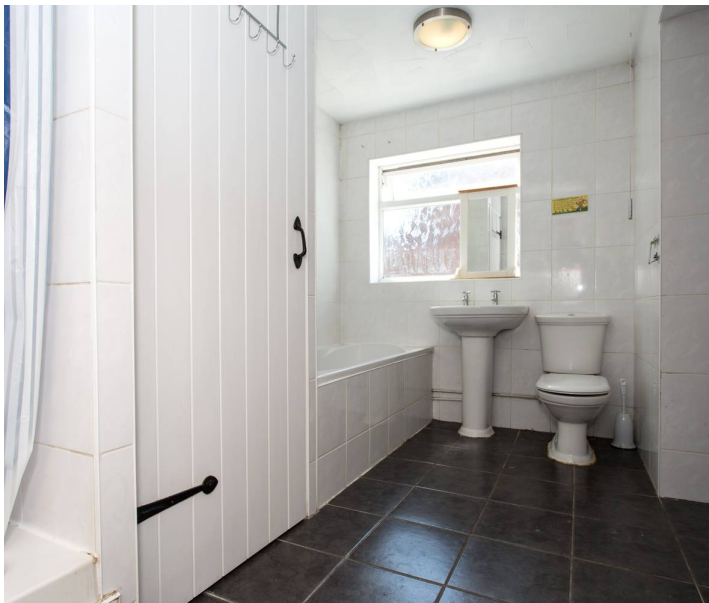
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Additional highlights include driveway parking, ensuring ease of access and security for multiple vehicles. The property is positioned within close proximity to a variety of local amenities, including a shop, schools, and healthcare facilities, making it an ideal choice for families and professionals alike. Excellent transport links are also within easy reach, providing straightforward connections to nearby towns and cities for commuters. The enclosed rear garden offers further potential for those seeking private outdoor space. The combination of generous internal accommodation, practical features, and an enviable village setting makes this property a rare find in today's market.

Viewing is highly recommended to fully appreciate the quality and flexibility of the living space on offer, as well as the peaceful yet accessible location. Whether you are upsizing to accommodate a growing family, downsizing for single level living, or seeking a versatile home with plenty of room for guests and hobbies, this property is sure to impress. Early enquiry is advised to avoid disappointment and secure your chance to make this desirable bungalow your next home. Contact our office today to arrange your personal viewing appointment and discover all that this outstanding property has to offer.





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LOCATION AND AMENITIES

Needingworth - 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 that is served by a village shop, a village hall with many activity groups, and a post office, as well as three local pubs: The Pike and Eel, the Queen's Head and The Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, 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.



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