



Enhanced with ALBY STREET

Norfolk Road, St. Ives - PE27 3DP

Offers Over £425,000



HARVEY
ROBINSON



Norfolk Road

St. Ives

- Detached Family Home
- Four Generous Bedrooms
- Enclosed Rear Garden
- Double Garage
- Two Reception Rooms
- Spacious Driveway
- Ground Floor Cloakroom
- Situated in a Small Cul-De-Sac
- Viewing Essential
- Sought After Town Location

Harvey Robinson Estate Agents are proud to present an impressive four bedroom detached family home which offers spacious and versatile living accommodation, perfectly suited to modern family life and situated within a highly sought after small cul-de-sac in a desirable town location. Upon entering, you are welcomed by a bright and inviting hallway that leads to two generous reception rooms, providing flexible spaces for both formal entertaining and relaxed family gatherings. The well-appointed kitchen is thoughtfully designed to cater for the needs of a busy household, while a convenient ground floor cloakroom adds to the practicality of the layout. Upstairs, four generous bedrooms provide comfortable and peaceful retreats for all family members, with ample space for freestanding furniture and storage solutions. The principal bedroom benefits from a sense of privacy and space, making it an ideal sanctuary at the end of the day. A family bathroom serves the bedrooms, ensuring convenience for all. There is a potential for a loft conversion or extension (STPP). The property also boasts a double garage, offering secure parking and additional storage options with up and over doors, while the spacious driveway provides ample off-road parking for multiple vehicles (ideal for families with several cars or visiting guests). Finished to a high standard throughout, this detached home combines contemporary style with classic comfort, creating an inviting atmosphere from the moment you step inside.





Norfolk Road

St. Ives

FAQ's

Tenure: Freehold

Property Constructed: 1980's

Postcode for SatNav: PE27 3DP

What3Words Location: aboard.vivid.workouts

Council Tax Band: D

EPC Rating: D

School Catchment Areas: Thorndown Primary and St Ivo Secondary

Seller's Onward Movements: Downsizing

Boiler: Installed in 2007, serviced annually

Services: Electric, Gas and Sewerage all Mains

Electric and Gas Meters Replaced: 2025

Water Meter: No

Garage Doors: Replaced Two Years Ago and Remain Under Warranty

Windows: Fitted in 2006

Rear Garden Boundary: Left hand side

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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

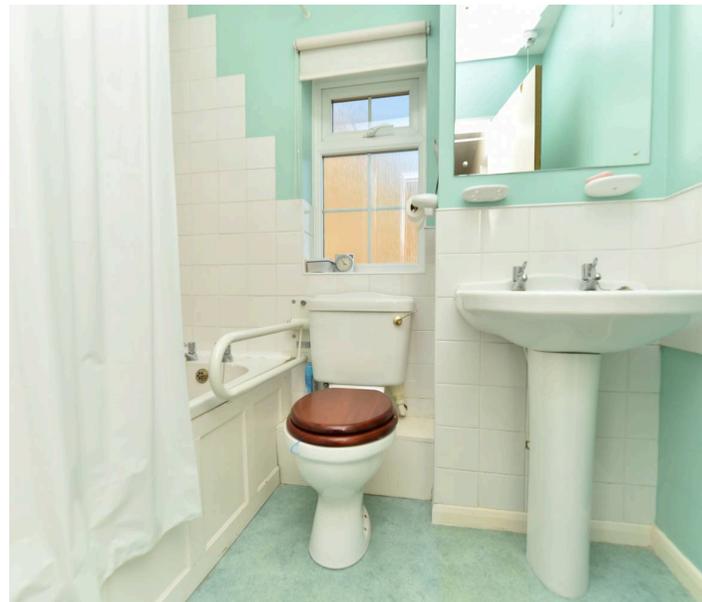
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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

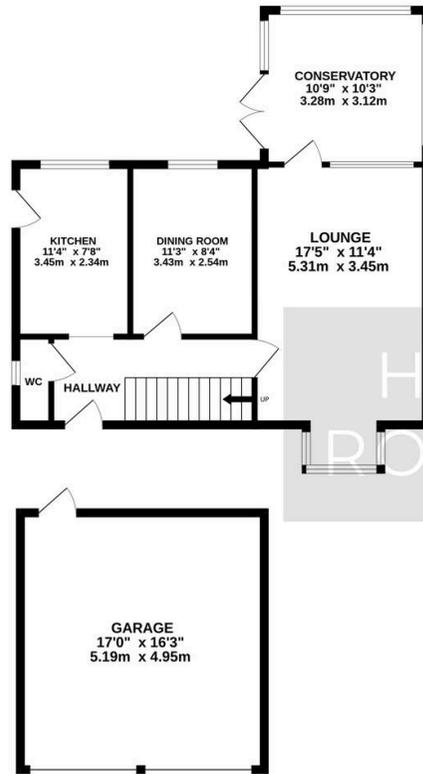
British Property Awards 2023 & 2024 - Gold Winner

4.9 Star Google Review Rating

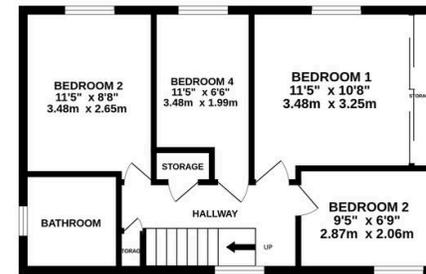




GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.
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Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.