



Dunnock Way, St. Ives  
£475,000



HARVEY  
ROBINSON

- Four Double Bedrooms
- Large Lounge with Study/Playroom Area
- En-Suite to Master
- Utility Room and Cloakroom
- Open Plan Kitchen Dining Room
- Field Views to Rear
- Private Rear Garden
- Single Garage and Driveway
- Sought After Town Location
- Viewing Essential

#### FAQ'S

Tenure: Freehold

Management Company: The Shires Estate Management Limited

Maintenance Charge: £250 per year

Postcode for SatNav: PE27 5DJ

Property Built: 2010's

Owned: Since 2016

What3Words Location: diamonds.populate.curbed

Seller's Onward Movements: No Forward Chain

EPC Rating: C

Council Tax Band: E

Heating Type: Gas Central Heating

Boiler Age: 3 years old. Serviced 28/05/26

Utilities: Standard sewage, mains water, mains electricity

Broadband: FTTP

Rear Garden Aspect: North-West

Primary School Catchment: Hemingford Primary

Secondary School Catchment: St Ivo Academy

Conservation Area: No

Water Meter: Yes

Loft: Partially boarded, with light and ladder



## PROPERTY SUMMARY

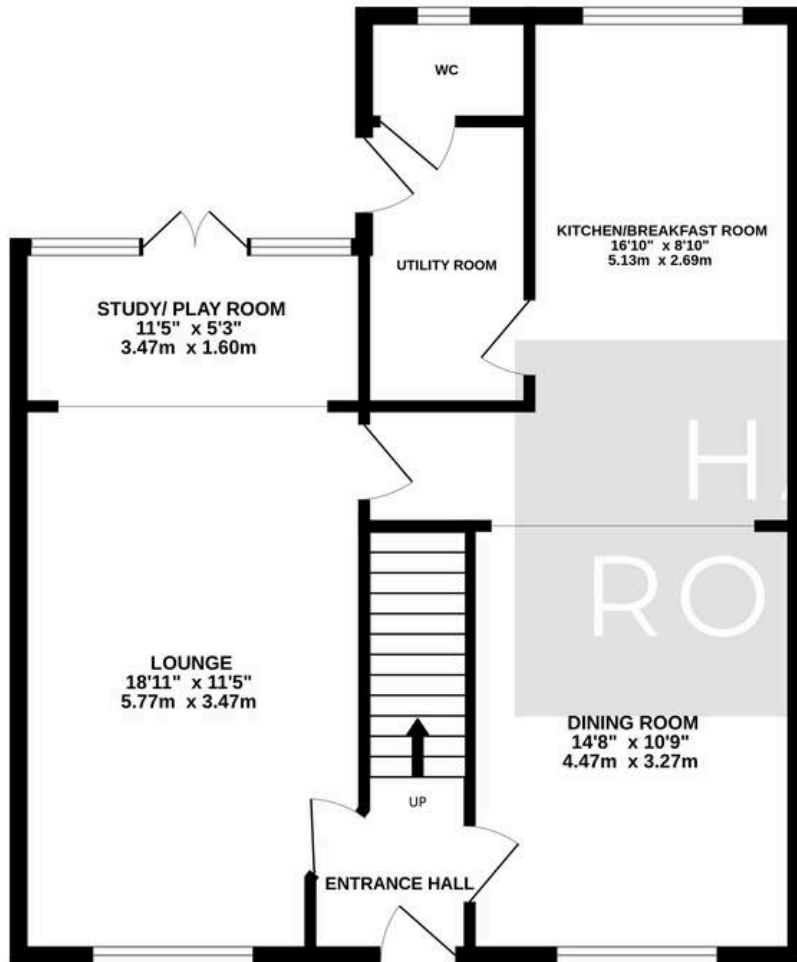
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this beautifully appointed four bedroom detached residence, perfectly positioned on the ever-popular 'YES' Estate in St Ives. This impressive home welcomes you with a bright entrance hall, leading to a generous lounge that seamlessly integrates a versatile study or playroom area, ideal for both relaxation and family living. The heart of the home is the expansive open plan kitchen dining room, thoughtfully designed to accommodate both family gatherings and sophisticated entertaining, featuring high quality fittings and ample space for dining. The adjoining utility room and convenient cloakroom add to the property's practical appeal, ensuring every-day tasks are managed with ease. Upstairs, four double bedrooms provide spacious accommodation for the whole family, each offering ample space for beds and storage. The master suite benefits from built-in wardrobes as well as a stylish en-suite shower room, creating a private sanctuary, while the remaining bedrooms are served by a well-appointed family bathroom. Throughout the home, the property is immaculately presented and is finished with timeless decor. The private rear garden is predominantly laid to lawn and features a patio seating area alongside mature flower beds, creating an attractive outdoor space ideal for relaxing and entertaining during the warmer months. The property enjoys stunning field views to the rear, enhancing the sense of privacy and tranquillity within this exclusive setting. Additional features include a single garage and a private driveway, providing ample parking and secure storage. This outstanding home is ideally situated for access to local amenities, schools and excellent transport links, making it a perfect choice for families and professionals alike. Viewing is essential to appreciate this property. To arrange your appointment, contact the St Ives office today to arrange your appointment.

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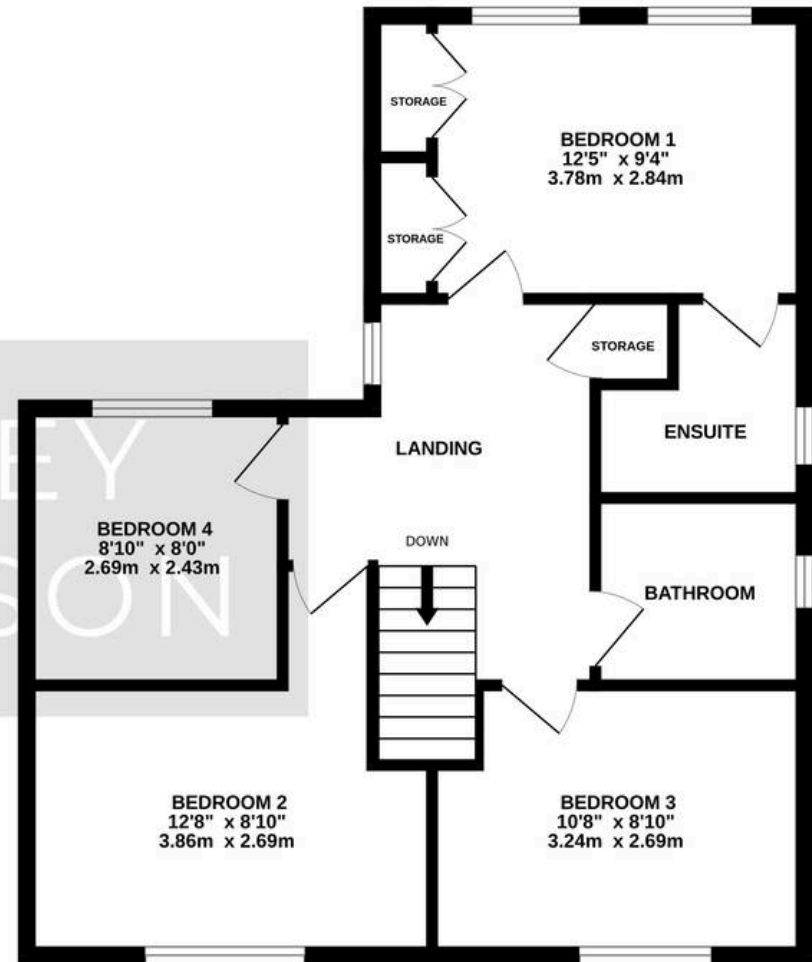
Harvey Robinson Estate Agents in St Ives are delighted to



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



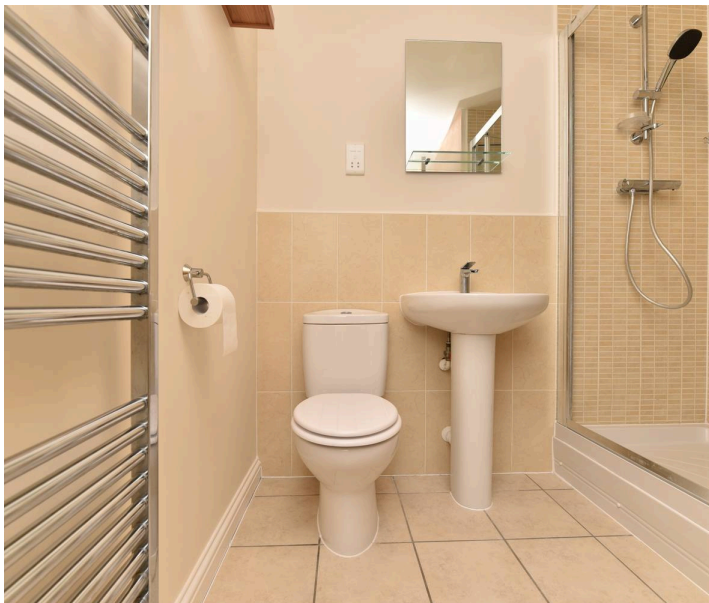
TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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## LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.







## GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers

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

For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 - Gold Winner

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

4.9 Star Google Review Rating

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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## Harvey Robinson St Ives

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