



Stirling Road, St. Ives - PE27 3UU

Guide Price £350,000 to £375,000



HARVEY  
ROBINSON



# Stirling Road, St. Ives

- GUIDE PRICE £350,000-£375,000
- Extended Semi-Detached House
- Four Generous Bedrooms
- Versatile Office/Fifth Bedroom
- Ground Floor Shower Room
- Solar Panels & Solar Water Heating
- Converted Garage
- Modernised Kitchen
- En-Suite to Main Bedroom
- Viewing Highly Recommended

## Property Description

Harvey Robinson Estate Agents are proud to present this beautifully extended four-bedroom semi-detached house offering spacious and versatile accommodation. The property features four generous bedrooms, including a main bedroom with a stylish en-suite, as well as a versatile office that can serve as a fifth bedroom if required. The ground floor benefits from a modern shower room, providing added convenience for guests and family alike. The modernised kitchen is well-appointed with quality fittings and ample storage, seamlessly flowing into a bright conservatory that overlooks the rear garden. The converted garage offers further flexibility, ideal for use as a home gym, studio, or additional living space. Energy-efficient solar panels are installed providing cheap electricity, plus a separate solar hot water heating system, helping to reduce running costs and contribute to a sustainable lifestyle. Viewing is highly recommended to appreciate the space and quality on offer.





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## Property Description

The generous rear garden is a standout feature, providing an excellent setting for outdoor entertaining, children's play, or simply relaxing in the sunshine. The property also benefits from a pleasant front garden and off-street parking, ensuring practicality as well as appeal. This impressive home is ideally suited to families or professionals seeking a property with flexible living options and attractive outdoor space.

## FAQs

Tenure: Freehold

Postcode for SatNav: PE27 3UU

What3Words Location: [///situate.coasted.sprayer](https://www.what3words.com/situate/coasted/sprayer)

Property Constructed: 1970-1990

Council Tax Band: D

EPC Rating: D

Conservation Area: No

Heating Type: Electric Central Heating

Boiler Age:

Utilities: Direct Mains Water, Electric Central Heating and Solar Panels plus solar water heating system

Broadband: FTTP

Loft: Boarded, with Light and Ladder

Current Owner Purchased Property: 2019

Sellers Onward Movements: Downsizing

Rear Garden Aspect: South West

Rear Garden Boundaries: Rear and Right

Primary School Catchment: Thorndown Primary School and Wheatfields Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes





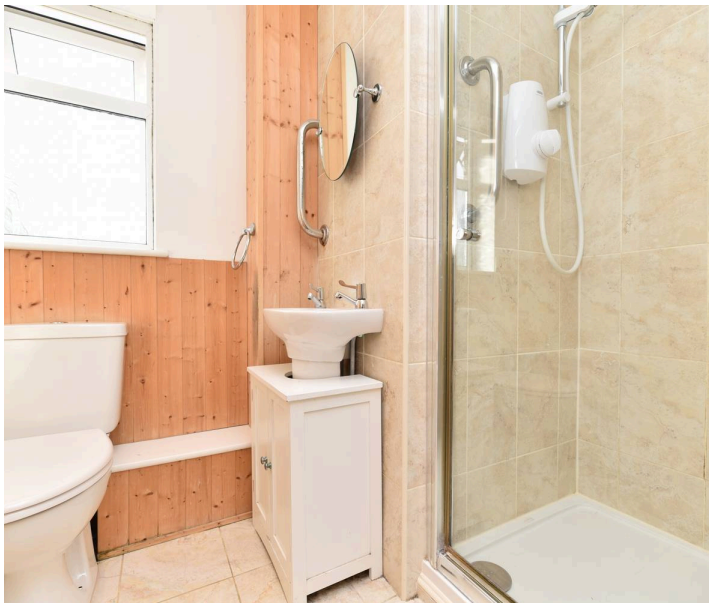




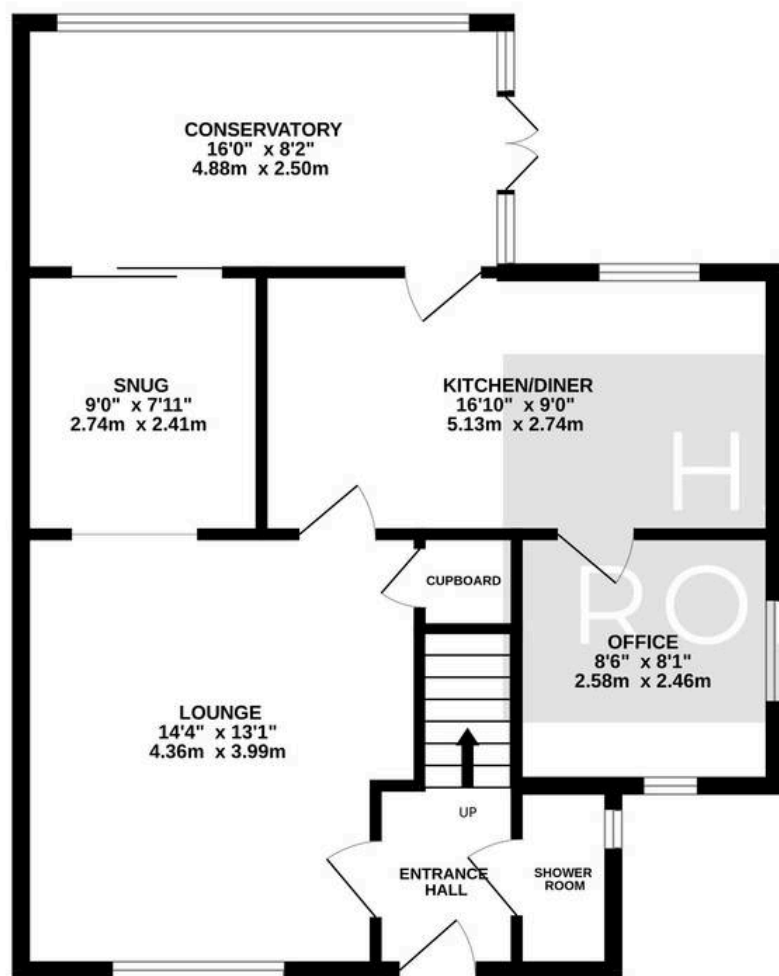
## Stirling Road, St. Ives

### LOCATION and AMENITIES

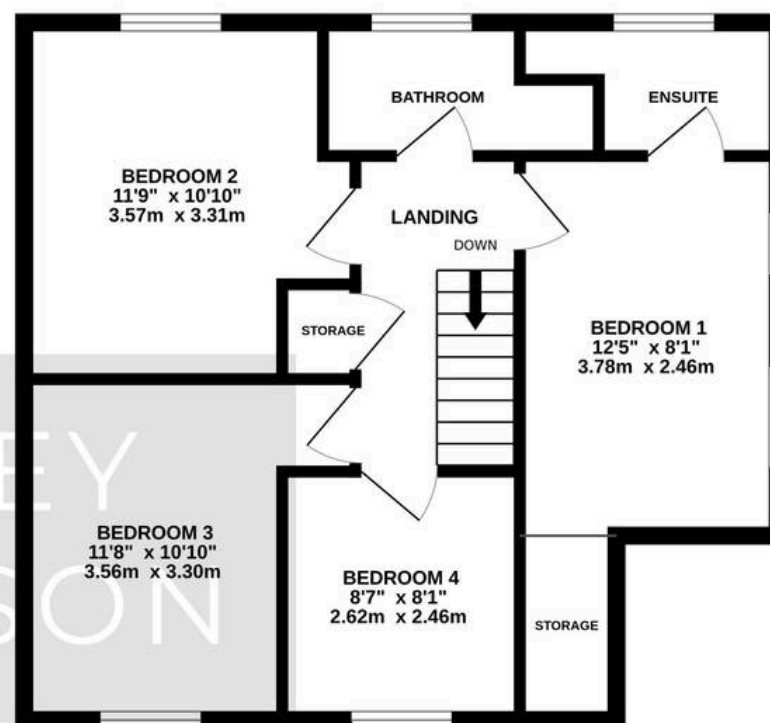
St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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 guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and 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. A popular primary school can also be found within a few minutes' walk of the property.



GROUND FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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## Harvey Robinson St Ives

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