



Knights Way, St. Ives
£350,000



HARVEY
ROBINSON

- Well Presented Family Home
- 3/4 Bedroom Semi Detached
- Ensuite to Master
- Study / Fourth Bedroom
- Large Family/Diner and Kitchen
- Separate Living Room
- Decorative, Landscaped South-facing Garden
- Driveway Parking for 3 Cars

Tenure: Freehold

Postcode for SatNav: PE27 6TB

What3Words Location: ///museum.decimals.unusable

Property Constructed: 2010's

Council Tax Band: C

EPC Rating: B (85/95)

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 8 years (Last serviced 10/08/2026)

Heating feature: Split zone heating, main bedroom has its own thermostat/timer.

Utilities: Mains Gas, mains electric, mains water

Broadband: FTTP (fibre to the premises)

Loft: Not Boarded

Current Owner Purchased Property: March 2021

Sellers Onward Movements: Undecided, may rent.

Rear Garden Aspect: South facing

Garden has gated access to front of house and driveway to the rear.

Rear Garden Boundaries: Left and Rear

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

Included: Fitted window seat with storage underneath in Study.

Access to Town centre is a short 15 minute walk through Berman park and alongside the river.





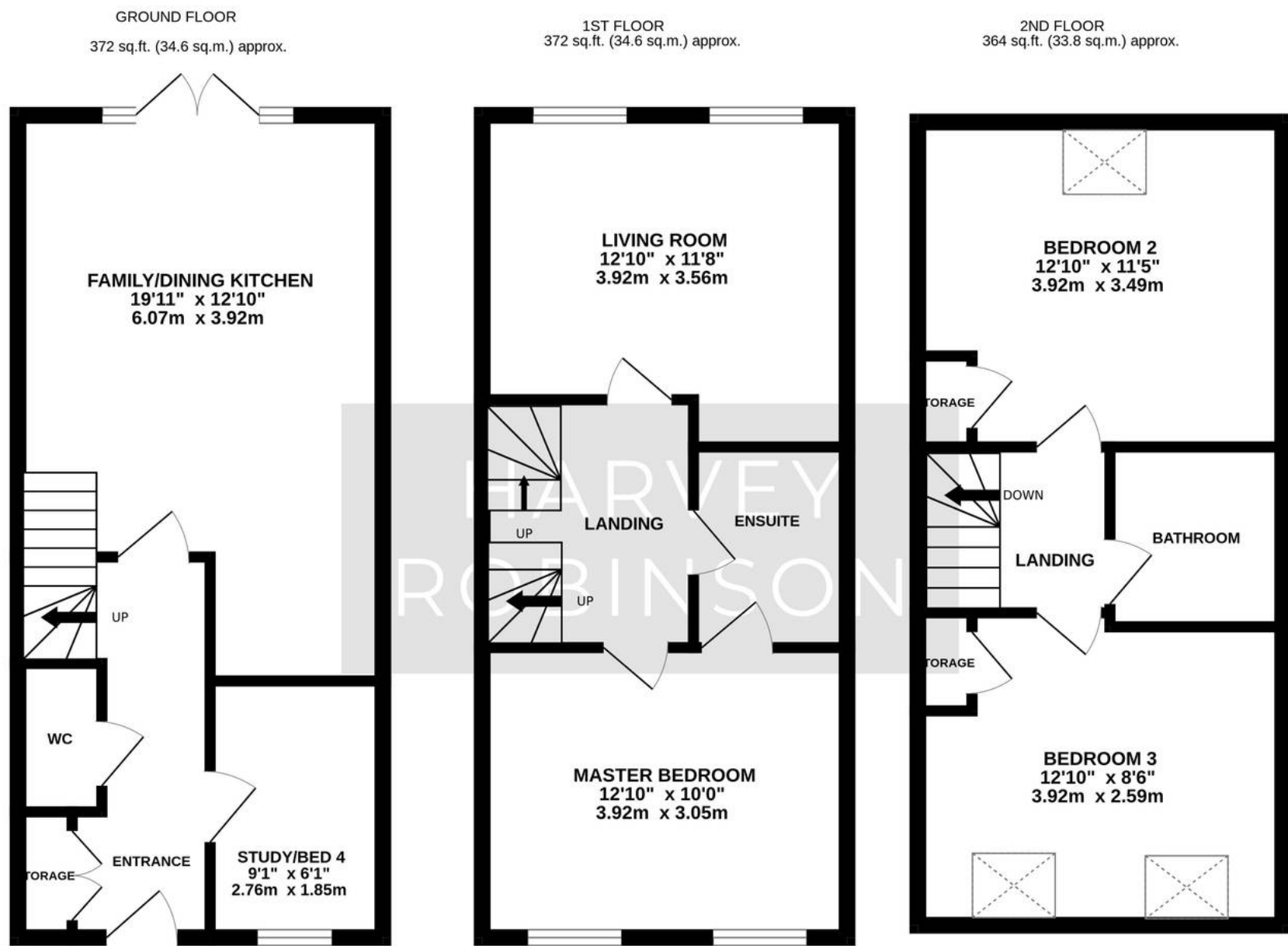
PROPERTY SUMMARY

This well-presented, three-storey semi-detached townhouse offers spacious and versatile accommodation ideally suited to modern family life. The property provides three generous bedrooms, including a principal bedroom with en-suite facilities, together with a useful study that could also serve as a fourth bedroom.

The ground floor features a spacious open-plan kitchen and family/dining area, creating an excellent setting for everyday living and entertaining. A separate living room on the first floor provides a comfortable and private space in which to relax, while the tasteful contemporary décor creates a welcoming feel throughout.

Outside, the enclosed, south facing, rear garden has been attractively landscaped with ease of maintenance in mind, providing a private space for children, pets and outdoor entertaining. The garden offers direct access to the driveway with off-road parking for up to three vehicles. Conveniently located within a desirable area close to local schools and amenities, this is a practical and appealing family home.







LOCATION AND AMENITIES

Knights Way is conveniently positioned within the popular market town of St Ives, offering easy access to a wide range of everyday amenities, schools and transport links. St Ives town centre provides an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with regular markets and attractive riverside walks along the Great Ouse. Supermarkets in the town include Morrisons, Waitrose, Aldi and the Co-op, while leisure facilities, healthcare services and recreational spaces are also readily accessible.

The property is particularly well placed for families, with Thorndown Primary School and St Ivo Academy both located nearby, alongside further schooling options including Westfield Junior School and Wheatfields Primary School. One Leisure St Ives, the Burgess Hall events venue and a variety of sports clubs and playing fields further enhance the area's appeal.

For commuters, St Ives benefits from excellent road connections via the A1123 and A1307, providing convenient access to Huntingdon, Cambridge and the wider regional road network, including the A14 and M11. The Cambridgeshire Guided Busway offers regular services towards Cambridge, with St Ives Park & Ride also within easy reach. Huntingdon railway station is approximately five miles away and provides direct services to London King's Cross and other major destinations.





Management Company

Maintenance charges: £182.00 per annum is presently paid to Hegarty Property Management. This is to contribute to the area's green spaces, roads and lighting. However, it is expected that the roads will be adopted at some point in the future, by the local council and so this charge may cease in the future.

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.

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4.9 Star Google Review Rating

Council Tax band: C

Tenure: Freehold



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