



## Priory Road, Needingworth

Offers In Excess Of £400,000



HARVEY  
ROBINSON

- Detached Family Home
- Four Generous Bedrooms
- Ensuite to Master Bedroom
- Open Plan Kitchen Diner
- Dual Aspect 20' Lounge
- Extended Conservatory
- Downstairs Cloakroom
- Tandem Length Garage
- No Forward Chain
- Viewing Essential

#### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 4SD

What3Words Location: prelude.symphonic.hacking

Council Tax Band: E

EPC Rating: TBC

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage,

Conservation Area: No

Current Owners Purchased Property: Since New

Property Constructed: Circa 1983

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South

Primary School Catchment: Needingworth and Holywell Primary

Secondary School Catchment Area: St Ivo Academy

Water Meter: Yes in Pavement

UPVC Windows Replaced: Circa 2010

Conservatory Added: Circa 1995, Roof Replaced in 2021

Loft: Part Boarded



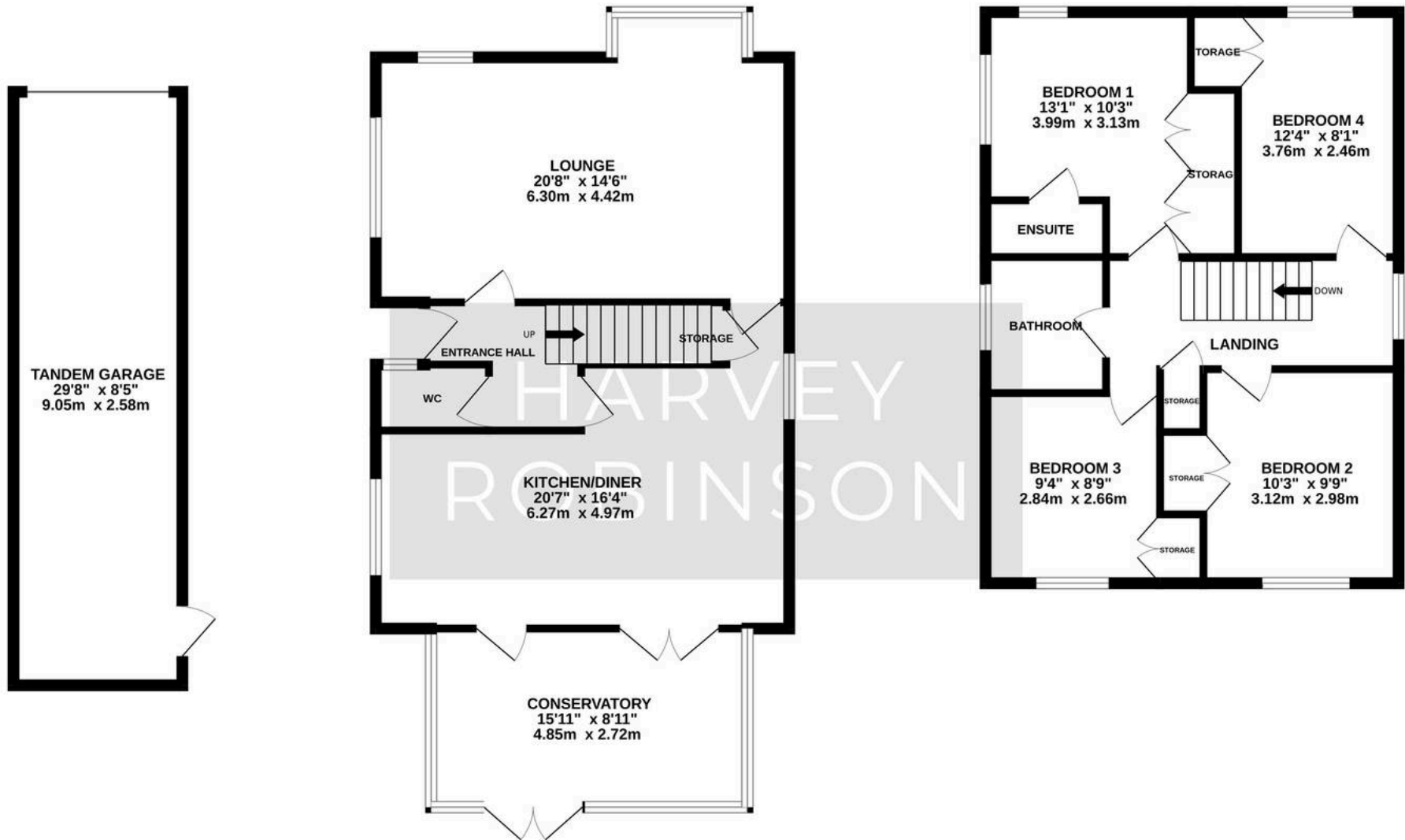
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this well presented family home in the sought after village of Needingworth. Retained by the same family since its construction in the early 1980's, this detached home is rarely available in the current market and interest levels are expected to be high. The property is arranged over two floors, and in brief comprises a lounge, kitchen / diner, WC and conservatory to the ground floor. The dual aspect lounge can be found to the front of the property measuring over 20' in length and benefitting from a box bay window which floods this room with light. The kitchen diner can be found to the rear and has been opened up to create a real hub of this family home. Refitted in a contemporary gloss unit with laminate worksurfaces, the room is light and airy due to the triple aspect windows. The ground floor has been thoughtfully extended with a conservatory spanning the rear of the property creating a much needed versatile space that could be used as an additional seating area, a playroom or a home office. Upstairs, there are four generous bedrooms each with built-in storage, an en-suite shower room to the master and a family bathroom which is fitted in a white three piece suite. The rear garden is larger than average and is mature with a large area of lawn with stocked beds and borders as well as a separate allotment space to the rear. The tandem garage can be found to the side of the property and measures almost 30' in length. There is also a driveway for two vehicles as well as a pleasant front garden which is mainly laid to lawn. Offered with vacant possession and no forward chain, this property must be viewed to be appreciated. Please contact our St Ives to arrange your viewing.



GROUND FLOOR  
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (146.9 sq.m.) approx.

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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.





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

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British Property Awards 2023 & 2024 - Gold Winner  
4.9 Star Google Review Rating



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