



Cranfield Place, Somersham

In Excess of £340,000



HARVEY
ROBINSON

- Detached Family Home
- Three Bedrooms
- Kitchen and Lounge Diner
- Downstairs Cloakroom
- En Suite to Main Bedroom
- Single Garage and Off-Road Parking
- Well Presented Throughout
- Private Rear Garden
- Sought After Village Location
- Viewing Essential

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3YJ

What3Words Location: hurls.downsize.sheets

Property Constructed: 1989

Conservation Area: No

Utilities: Mains Gas, Water, Sewerage and Electric

Broadband: Fibre to the Property

Current Owner's Purchased Property: 2021

Council Tax Band: D

EPC Rating: C

Rear Garden Aspect: South

Rear Garden Boundaries: Left

Water Meter: Yes Under Sink

Loft: Part Boarded with Ladder

Primary School Catchment: Somersham Primary

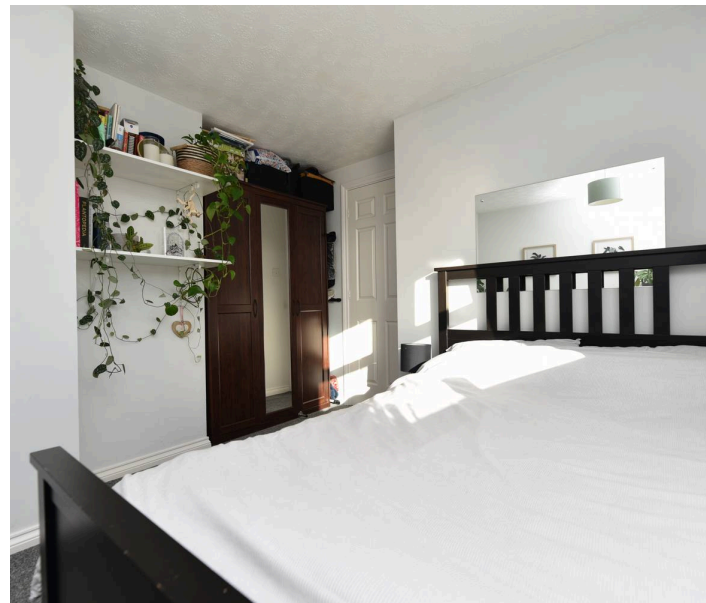
Secondary School Catchment: Ramsey Abbey College



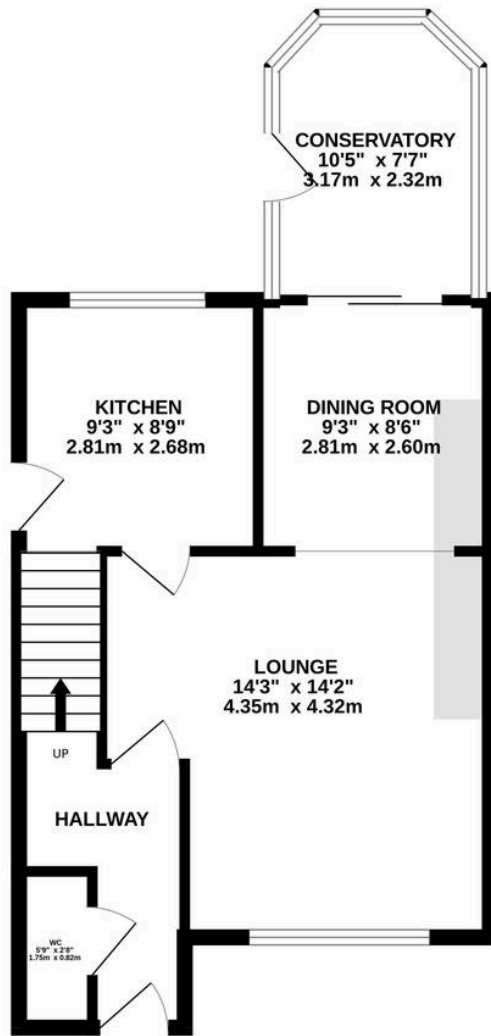


PROPERTY SUMMARY

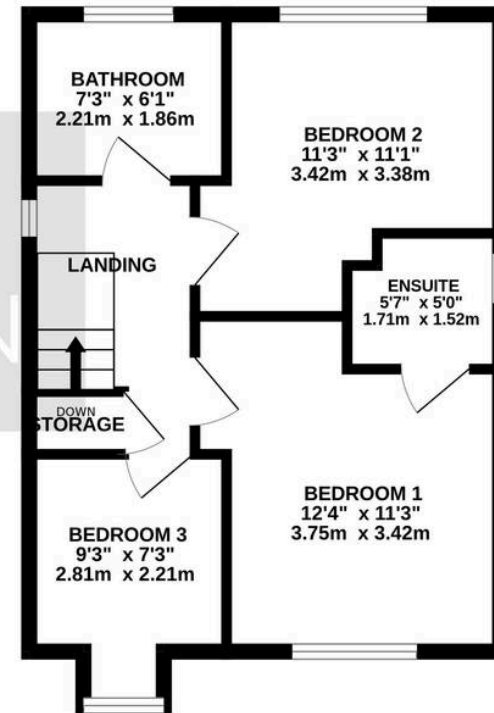
This well presented three bedroom detached family home offers an excellent opportunity to acquire a spacious and versatile property in a highly sought after village location. Upon entering, you are welcomed by an entrance hall that leads to a front to back lounge-diner providing a comfortable living area with space for both relaxation and dining, creating a sociable heart to the home. To the rear, there is a modern kitchen, thoughtfully designed with ample storage and workspace, ideal for family meal preparation and entertaining. A convenient downstairs cloakroom adds to the practicality of the ground floor layout as well as an additional conservatory that would make a great work from home space or playroom. Upstairs, the main bedroom benefits from its own en suite shower room adding a touch of luxury and privacy, while two further bedrooms provide flexible accommodation for a family. The family bathroom is well appointed and is fitted in a white three-piece suite. Additional features include a single garage and off-road parking, ensuring secure and convenient vehicle storage. The home is tastefully decorated in neutral tones, allowing for immediate occupation and easy personalisation. Located in a desirable village setting, the property offers a peaceful residential environment with good access to local amenities, reputable schools, and transport links to nearby towns and cities. Viewing is essential to fully appreciate the quality and appeal of this delightful property.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

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LOCATION AND AMENITIES

Somersham is a well-served and popular village situated approximately 5 miles from St Ives and 8 miles from Huntingdon. The village offers a wide range of amenities including a Co-op convenience store with Post Office counter, two pubs, several independent shops and cafés, a doctors' surgery, pharmacy, village hall, library and community gym. In addition, there is a recreation ground with sports facilities and children's play area, making the village ideal for families and those with an active lifestyle.

Education is well catered for with Somersham Primary School in the heart of the village (rated Good by Ofsted), whilst highly regarded secondary education is available in nearby St Ivo Academy (St Ives) and Hinchingsbrooke School (Huntingdon).

The village is well connected, with regular bus services to both St Ives and Huntingdon where a more comprehensive selection of shops, supermarkets, leisure facilities and services can be found. From St Ives, the Guided Busway provides frequent and direct services into Cambridge city centre and the Cambridge Science and Business Parks. Huntingdon also benefits from a mainline railway station, offering fast services into London Kings Cross in less than an hour, and the A141, A14 and A1 are all within easy reach, providing excellent road links to Cambridge, Peterborough and beyond.

Surrounded by open countryside and close to a number of scenic walks and cycle routes, Somersham combines peaceful village living with convenient access to major towns, transport connections and everyday amenities.

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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.