



Abbots Crescent, St. Ives
£375,000



Abbots Crescent

Harvey Robinson Estate Agents are delighted to present for sale this impressive three-bedroom detached chalet bungalow, offering spacious and versatile accommodation ideally suited to modern family living. The property boasts two generous reception rooms, each flooded with natural light from large windows and offering a seamless connection to the outdoors. The inviting living room features a charming fireplace as its focal point, with direct access to the private garden - perfect for indoor-outdoor entertaining and relaxation. The modern kitchen is a true highlight, showcasing contemporary cabinetry, integrated double ovens, a sleek gas hob, and ample counter space. Multiple large windows bathe the kitchen in natural light, creating a bright and welcoming environment for family gatherings or meal preparation. The bungalow also benefits from a well-maintained front garden, a convenient driveway providing off-road parking, and a secure garage for additional storage or vehicle housing. Additional features further enhance the appeal and practicality of this exceptional home. The spacious garden at the rear boasts a lush, well-maintained lawn, mature tree, and a paved patio area ideal for al fresco dining and summer entertaining. Green-fingered buyers will appreciate the greenhouse and storage shed, while the fully fenced boundary ensures privacy and security for families and pets. Inside, the property is finished with neutral décor, soft new carpeting, and laminate flooring, providing a versatile backdrop for personal touches. The bedrooms are bright and comfortable, each benefiting from ample built-in storage and large windows that fill the rooms with natural light. The contemporary bathroom features stylish cabinetry, a bathtub with shower and glass screen, and wood flooring for a touch of warmth. A compact, cheerful toilet room adds further convenience. With radiator heating throughout and thoughtfully designed storage solutions - including expansive mirrored wardrobes - this home is as practical as it is attractive. The combination of a sought-after detached layout, excellent parking arrangements, beautifully maintained gardens, and modern interiors ensures this property stands out as a superb opportunity for discerning buyers seeking comfort, style, and versatility in their next home.





Abbots Crescent

St. Ives

FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 3YB

What3Words Location: ///quintet.nurture.graph

Property Built: 1960's - 1970's

Owned For: 9 Years

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Primary School Catchment: Wheatfields Primary, Eastfield Primary,
Westfield Primary, Thorndown Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes

Boiler Installed: Unknown

Boiler Serviced: Unknown

Loft: Boarded

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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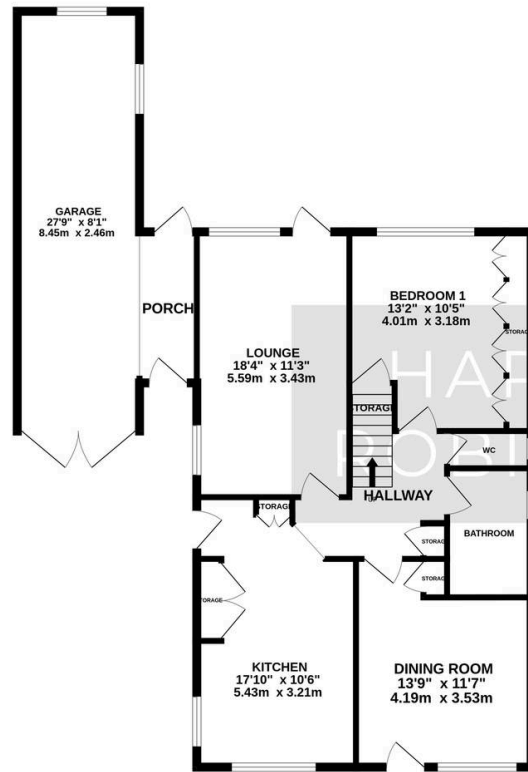
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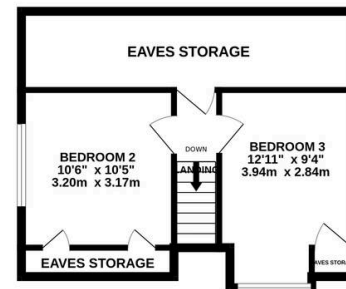
St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 sq.m.) approx.
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Harvey Robinson St Ives

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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.