



Curlew Close, St. Ives  
**£325,000** Freehold

**Sharman  
Quinney**

# Key Features



- Two double bedrooms and a versatile single bedroom/home office
- Relandscaped south facing rear garden
- Extended off road parking and single garage, space for up to 6 vehicles.

■ Generous living room with double doors to the rear garden  
Call us today to view this beautifully presented home situated in a well connected location, offering easy access to major transport links. The home is ideal for first time buyers, being ready to move into and offering generous space throughout.

Planning permission has been approved for a front extension to add to this already generously sized family home.

The property comprises of :

- Entrance hall
- Kitchen/diner 3.42m x 3.30m
- Living room 5.3m x 3.53m
- Upstairs to
- Bedroom 1 3.34m x 3.41
- Bedroom 2 3.52m x 3.37m



Bedroom 3 2.5m x 2.3m  
Bathroom



# PLANNING DRAWINGS - Single Storey Front Porch

Location: 9 Curlew Close, St Ives, Huntingdon, Cambs PE27 6HL

## Proposed Location Plan 1:1250



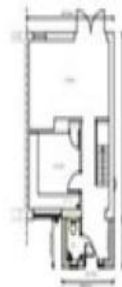
## Proposed Elevations 1:100



## Proposed Site Plan 1:500



## Proposed Floor Plans 1:100



Ground Floor

## Proposed Roof Plan 1:100



### Proposed

Remove all porch canopy and construct a new single storey porch that will accommodate three bicycles, WC and entrance way.

Remove all stone cladding and replace with light grey cement board cladding.

### Materials

Windows - Dark Blue

Walls - Brown Multi Brick (to match existing)  
Roof - Concrete Tiles (to match existing)  
Fascia / Gutter - White UPVC  
Front Door - Composite with integrated panel and two glass panels  
Windows - White UPVC with privacy glass  
Cladding - Light Grey Cement Board

### Notes

Ground levels to be shown on site plan unless otherwise stated.  
UPVC floor finish with suitable details for surface water.

10/05/2025

connollydesign

Client: Paul Allen

Drawing Name: Planning Application

Drawing No: 002 (2 of 2)

Date: 05/07/2025

Scale: As Stated

A1

DO NOT SCALE FROM THIS DRAWING

Planning drawings only

This drawing is to be read in conjunction with all other drawings and submission documentation.

All dimensions are in millimetres and are approximate. Ground levels shall also be indicated and are to be checked on site before starting a construction programme with any discrepancies reported to connollydesign.

To view this property call Sharman Quinney on: **01480 271214**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

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