



Gardener Crescent, Fenstanton

Guide Price £350,000



Gardener Crescent

Fenstanton, Huntingdon

- Guide Price of £350,000 to £365,000
- Three Bedroom Townhouse
- Kitchen Diner
- Downstairs Cloakroom
- Generously Sized Bedrooms
- En Suite to Main Room
- Two Allocated Parking Spaces
- Corner Plot with Privacy
- Sought After Village Location
- NHBC Guarantee



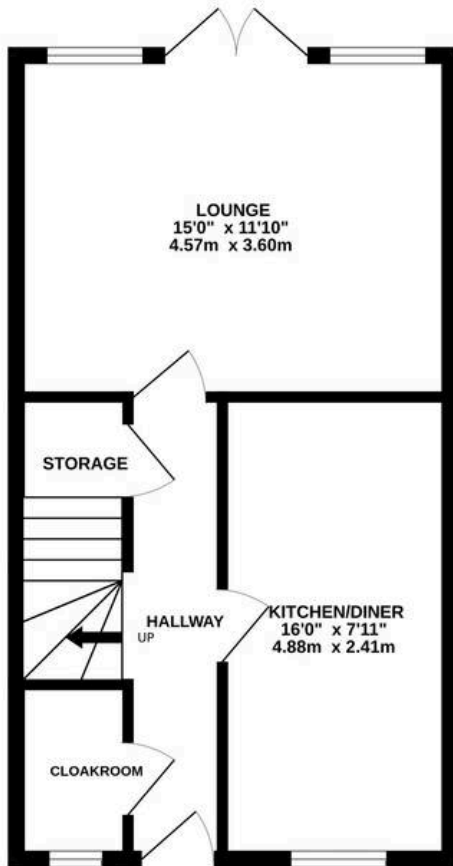


PROPERTY SUMMARY

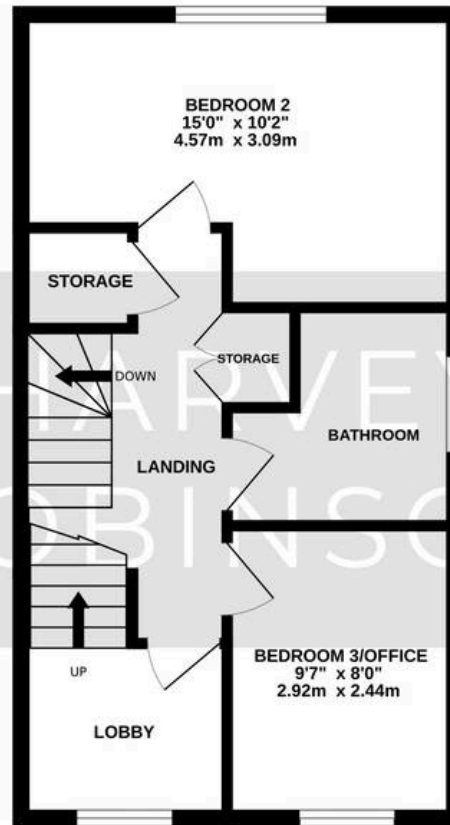
Harvey Robinson Estate Agents are delighted to present for sale this beautifully presented three bedroom townhouse, offering an exceptional opportunity to secure a modern family home in a highly sought after village location. Set on a desirable corner plot that provides an enhanced sense of privacy, the property is thoughtfully designed to combine comfort, practicality and style throughout. Upon entering, you are greeted by a welcoming hallway that leads to a spacious kitchen diner - ideal for both every-day family meals and entertaining - and the rear-facing lounge with double doors out to the patio and garden. The kitchen is fitted with contemporary units and integrated appliances, providing ample storage and workspace. A downstairs cloakroom adds further convenience for guests and family members alike. The first floor features generously sized bedrooms, each with plenty of natural light and flexible space for furniture and storage. The main bedroom benefits from a private en suite shower room, while the family bathroom is well appointed with modern fixtures and fittings. The property further benefits from two driveway parking spaces to the front, ensuring ease of access at all times, as well as a front lawn. To the rear, the wrap-around garden offers a good degree of privacy and looks over a wooded area, and provides ample space for a patio and furniture as well as a well-sized shed. The side gate provides easy access from the front of the property. As a relatively new build, the home comes with the reassurance of an NHBC guarantee, offering peace of mind for years to come. The village location is highly regarded for its sense of community, excellent local amenities and convenient access to nearby towns and transport links. The property's layout is ideal for growing families, professional couples or those seeking to downsize without compromising on quality or space. Viewing is highly recommended to fully appreciate the standard of accommodation on offer and the many benefits this exceptional townhouse provides.



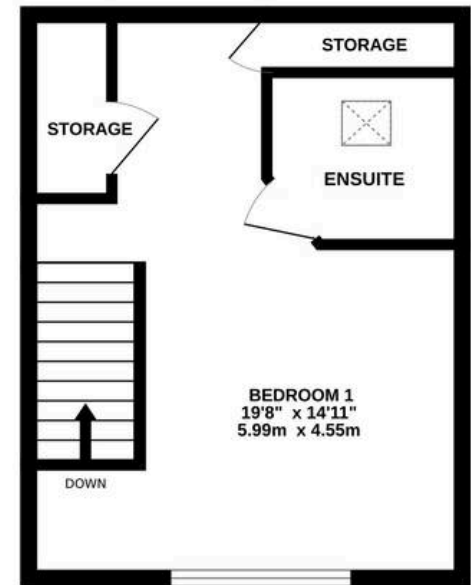
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

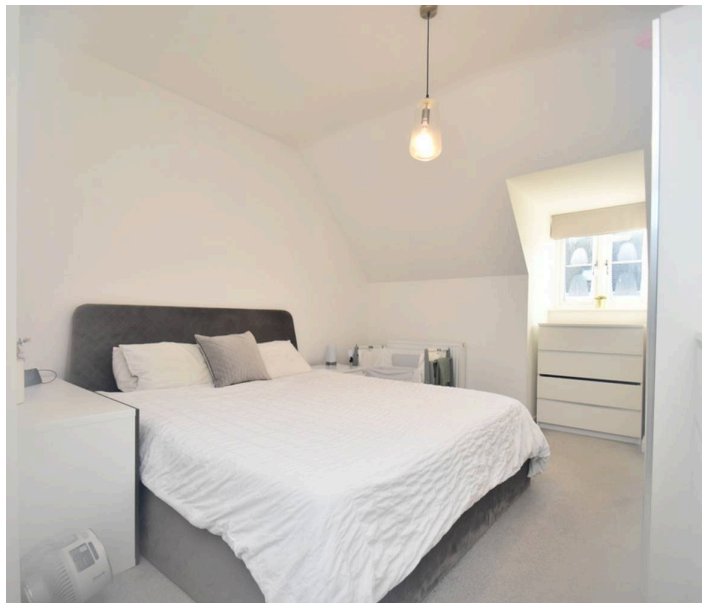


2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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LOCATION SUMMARY

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities. The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Conington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton. St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park. The opening of the new A1307 link road means you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour. Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.



FAQ's

Tenure: Freehold

Management Company: RMG

Service Charge Cost: £332.22 p/a - for management of development

Postcode for SatNav: PE28 9PN

What3Words Location: [///clues.blizzard.commutes](https://www.what3words.com/clues/blizzard/commutes)

Property Built: 2018/2019

Owned Since: Dec 2019

Seller's Onward Movements: Upsizing locally

EPC Rating: B

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Water Meter: No

Boiler Installed: 2019, with logbook

Boiler Serviced: 2020, with service certificates

UPVC Windows: 2019

Loft: None



Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/

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.