



## Ribble Close, St. Ives

Guide Price £450,000 to £465,000



HARVEY  
ROBINSON

GUIDE PRICE OF £450,000 - £465,000

- Detached Family Home
- Three Generous Bedrooms
- En Suite and Dressing Room to Main Bedroom
- Lounge, Dining Room, and Separate Snug
- Kitchen and Breakfast Bar
- Well-Presented Throughout
- Ample Off-Road Parking
- Integrated Single Garage
- Viewing Highly Recommended

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 3HU

What3Words Location: [///dishing.quoted.commuting](https://www.what3words.com/dishing.quoted.commuting)

Seller's Onward Movements: Downsizing locally

Council Tax Band: D

EPC Rating: TBD

Rear Garden Aspect: South West

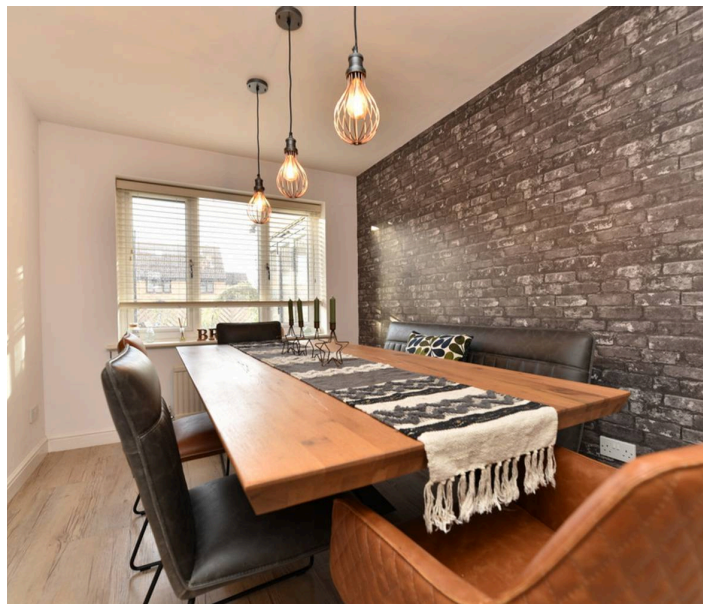
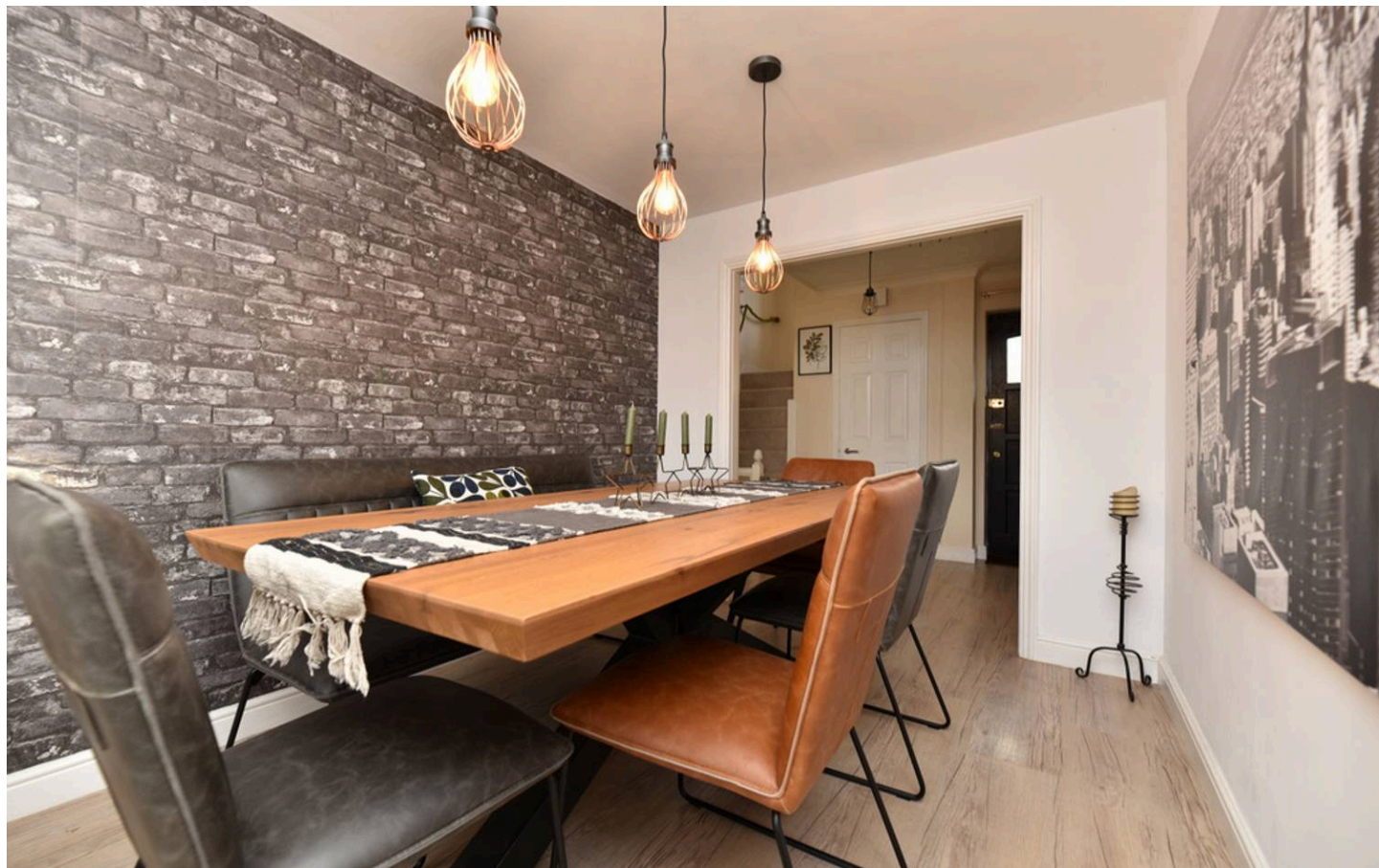
Primary School Catchment: Eastfield Primary, Wheatfields Primary, Thorndown Primary

Secondary School Catchment: St Ivo Academy



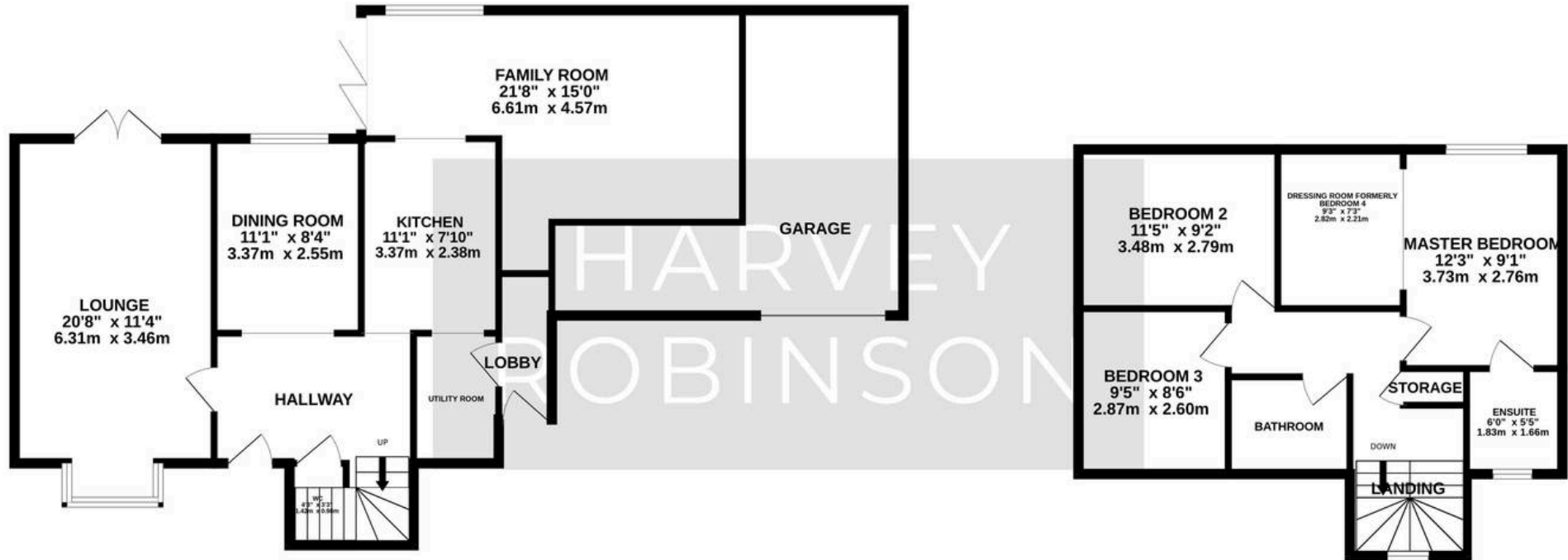
## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this impressive detached family home, situated in a highly desirable residential location and offering spacious and versatile accommodation thoughtfully arranged to meet the needs of modern living. The property boasts three generous bedrooms, with the principal suite benefiting from its own en suite shower room and a dedicated dressing room (providing a luxurious retreat for the homeowner). The remaining bedrooms are well-proportioned and served by a stylish family bathroom, ensuring comfort and convenience for all members of the household. Upon entering, you are greeted by a welcoming hallway that leads to a beautifully appointed lounge, perfect for relaxing or entertaining guests, while a separate dining room provides an ideal setting for formal gatherings or family meals. In addition, a cosy snug offers a flexible space that can be used as a home office, playroom, or reading nook (tailored to suit your lifestyle). The contemporary kitchen is fitted with a range of high-quality units and integrated appliances, complemented by a practical breakfast bar that creates a sociable hub for morning coffee or casual dining as well as a handy utility room that leads to a side porch. The property is well-presented throughout, with tasteful décor and attention to detail evident in every room, ensuring it is ready for immediate occupation. Practical features include ample off-road parking to the front, accommodating multiple vehicles with ease, and an integrated single garage that provides secure storage or additional parking as required. This exceptional home combines comfort, style, and functionality, making it an outstanding choice for families seeking generous living space in a prime location. Viewing is highly recommended to fully appreciate the quality and flexibility this property has to offer.



GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 sq.m.) approx.

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## LOCATION AND AMENITIES

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 large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just a mile from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a short walk of 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

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## Harvey Robinson St Ives

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

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)



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