



Burstellars, St. Ives
£375,000



HARVEY
ROBINSON

- Link Detached Family Home
- Chain Free
- Impressive Private Rear Garden
- Single Garage & Driveway Parking
- Juliette Balcony to Master Bedroom
- Sought After Town Location
- Separate Dining Room
- Ground Floor WC
- Three Generous Bedrooms
- Viewings Highly Recommended

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 3XY

What3Words Location: ///referral.anode.trappings

Property Constructed: 1960-1970

Council Tax Band: D

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: Unknown

Windows: UPVC

Utilities: Mains Electricity, Water, Sewage

Broadband: FTTP (Fibre to Premises)

Loft: Not boarded

Current Owner Purchased Property: 1982

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: East

Rear Garden Boundaries: Left

Primary School Catchment: Wheatfields Primary School

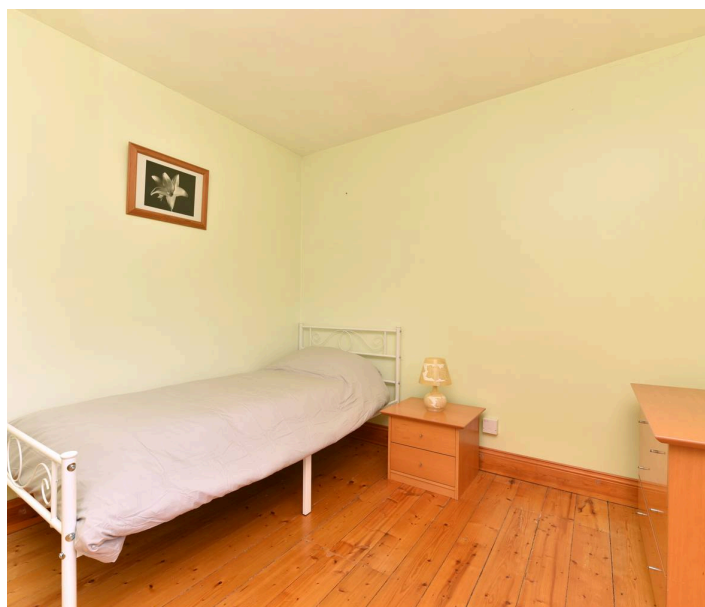
Secondary School Catchment: St Ivo Academy

Water Meter: Yes



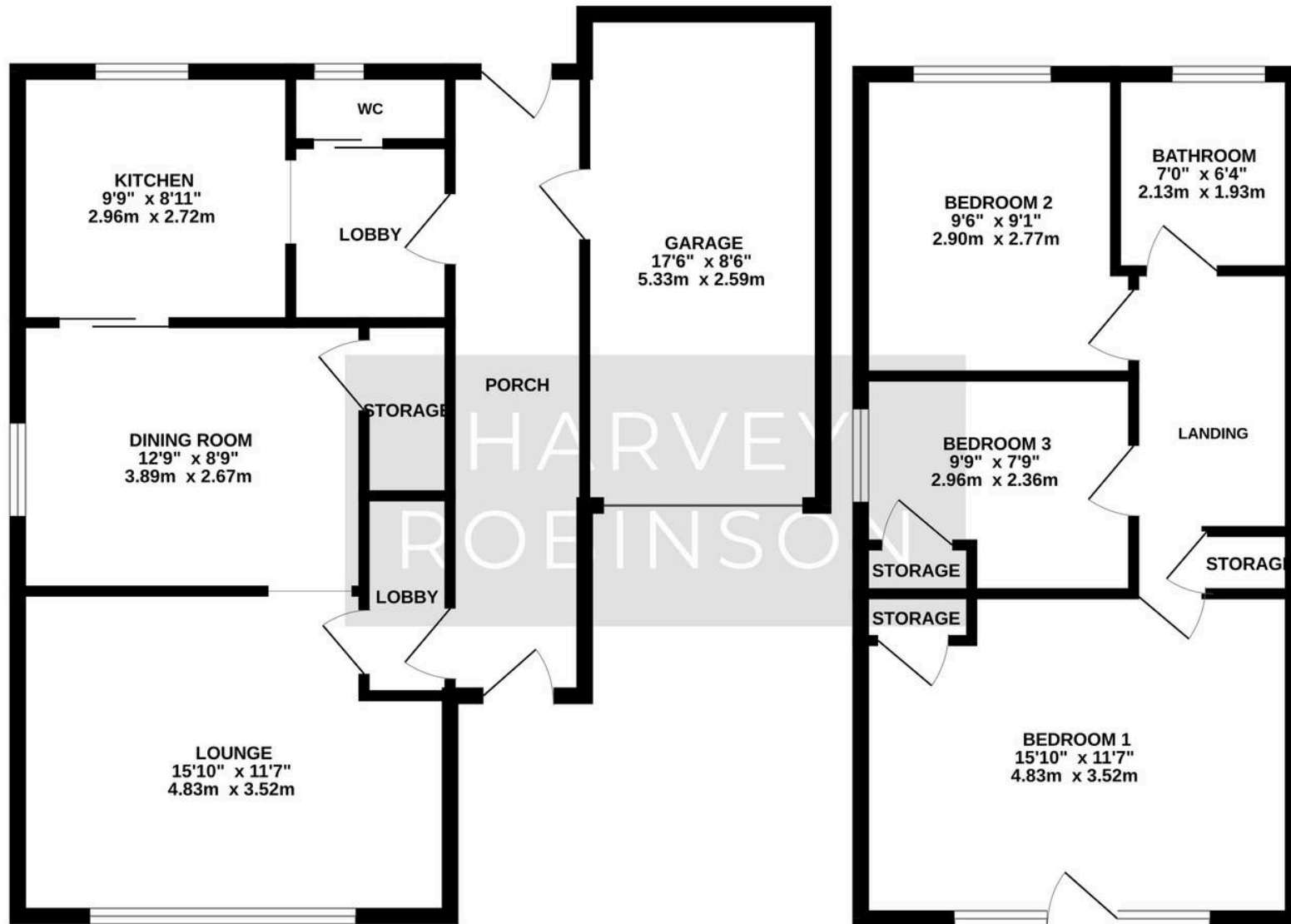
PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this generously proportioned three-bedroom detached family home, situated in the popular town of St Ives. Benefiting from extended ground-floor accommodation, the property comprises a covered entrance porch, a separate WC, a utility area, and a spacious kitchen to the rear. Leading on from this is a separate dining room, while a lounge spanning the front of the property completes the ground-floor living space. Upstairs, there are three generous bedrooms, with the principal bedroom impressively spanning the full width of the home and benefiting from a Juliet balcony and glazed access door, which flood the room with natural light. There is also a refitted family shower room located to the rear of the property. Outside, the property offers a well-maintained lawned frontage and ample off-road parking for numerous vehicles, leading to a single garage with power, lighting, and an up-and-over door. The rear garden is generously sized and enjoys the added benefit of having no properties directly behind, creating a private oasis within this ever-popular town. The property is offered with no forward chain and must be viewed to be fully appreciated. Please do not hesitate to contact the St Ives office to arrange your viewing.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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 historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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 half a mile in the opposite direction of town you will 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 two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and 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 few minutes' 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.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 - Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

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