



Silverdale Close, Needingworth

In Excess of £450,000



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- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Situated on a Private Cul-De-Sac
- Private Wrap-Around Rear Garden
- Conservatory Overlooking the Garden
- Single Garage and Driveway
- Sought After Village Location
- Immaculately Presented Throughout
- Viewing Essential

FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4SZ

What3Words Location: ///proposals.tall.arrival

Council Tax Band: C

EPC Rating: C

Heating Type: Gas Central Heating

Boiler Installed: 5 years ago

Boiler Serviced: Sept 2025

Water Meter: Yes

Property Constructed: 2000's

Current Owners Purchased Property: 2012

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: North West

Rear Garden Boundary: Left and Rear

Primary School Catchment: Needingworth and Holywell Primary

Secondary School Catchment Area: St Ivo Academy

Loft: Partially Boarded, with light and ladder. Potential to convert (STPP)

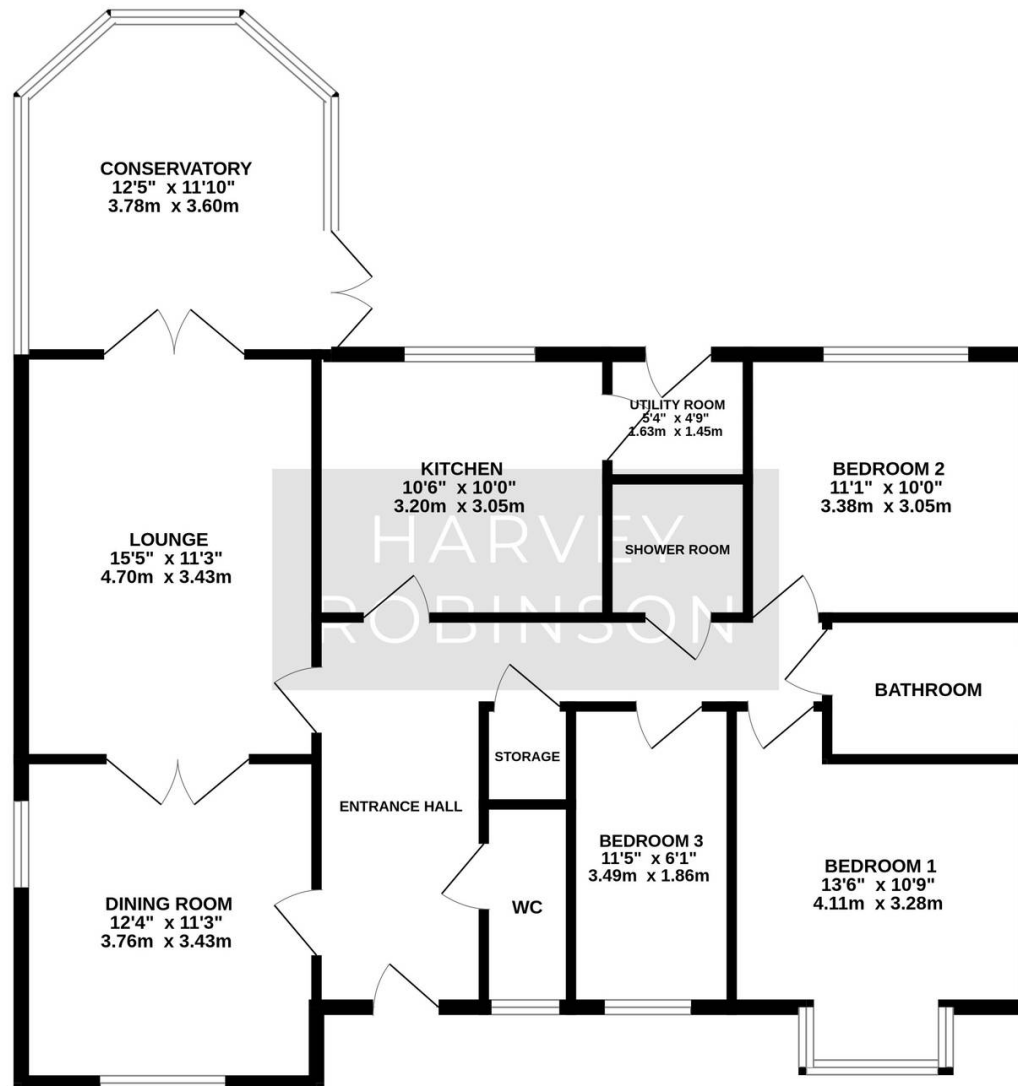


PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this immaculately presented three bedroom detached bungalow which offers a rare opportunity to acquire a spacious and versatile home nestled within a sought after village location, set peacefully on a private cul-de-sac. The property welcomes you with a generous entrance hall that leads to two well-proportioned reception rooms, providing ample space for both formal entertaining and relaxed family living. The main lounge is bright and inviting, while the additional reception room (ideal as a dining room, study or snug) offers flexibility to suit your lifestyle. The modern conservatory, thoughtfully designed to overlook the garden, creates a tranquil setting for year-round enjoyment and seamlessly connects the living spaces. The well-appointed kitchen is both stylish and functional, featuring contemporary units, integrated appliances, and plentiful storage, making it a delight for any home chef. All three bedrooms are tastefully decorated, with the principal bedroom benefitting from fitted wardrobes and a pleasant outlook. The further two bedrooms offer generous proportions and can easily accommodate guests, children, or be used as a home office if required. The family bathroom is finished to a high standard, complete with a modern suite and quality fittings, while a separate cloakroom and shower room add further convenience. The property also benefits from a single garage, providing secure parking or additional storage, and a private driveway with space for multiple vehicles. Throughout, the bungalow has been maintained to an exceptional standard, with neutral décor, quality flooring, and attention to detail evident in every room. Located within a desirable village setting, the property enjoys a peaceful yet convenient position, with local amenities, reputable schools, and excellent transport links all within easy reach. This superb detached bungalow is ideal for those seeking a move-in ready home that combines modern comforts with a tranquil village lifestyle.



GROUND FLOOR
1140 sq.ft. (106.0 sq.m.) approx.





LOCATION AND AMENITIES

Needingworth - which is twinned with nearby Holywell - can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well-established community that is served by a village shop, a village hall with many activity groups, and a post office, as well as three local pubs: The Pike and Eel, the Queen's Head and The Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus, which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





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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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.