



Knights Way, St. Ives
£375,000



HARVEY
ROBINSON

- Semi-Detached House
- Three Bedrooms
- En Suite Dressing Area to Main Room
- Lounge and Kitchen Diner
- Downstairs Cloakroom
- Off-Road Parking and Single Garage
- Perfect for First Time Buyers
- Sought After Town Location
- Recently Renovated Throughout
- Viewing Highly Recommended
- Renovated Garden with Newly Laid Lawn

PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this beautifully presented three bedroom semi-detached house, located on the sought after 'Spires' Estate in the ever popular town of St Ives. Recently renovated throughout to a high standard, the property combines contemporary finishes with practical design, ensuring a comfortable and inviting living environment. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen diner is thoughtfully laid out, providing ample space for family meals and gatherings, with quality fittings and integrated appliances that cater to every-day needs. A downstairs cloakroom adds further convenience, ideal for busy households. Upstairs, the main bedroom benefits from a private en suite dressing area, creating a tranquil retreat for the homeowner and offering generous storage solutions. Two further bedrooms provide flexibility for family, guests, or a home office. The family bathroom serves the first floor and has been fitted with a white three-piece suite and neutral tiles. The property boasts off-road parking and a single garage, ensuring secure storage and convenience for residents. The rear garden is mainly laid to lawn, with patio areas providing the perfect space to enjoy the warmer months.

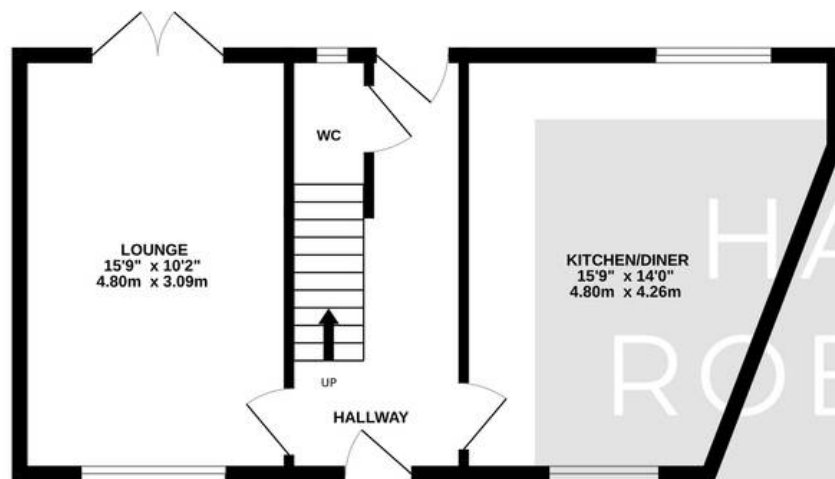


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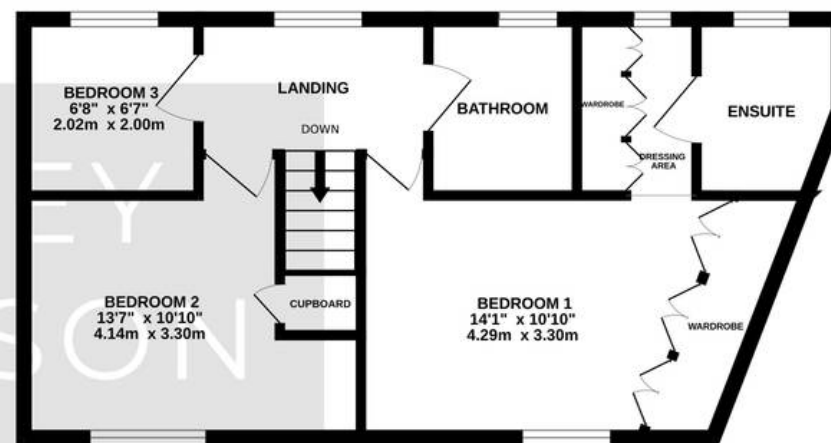
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GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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 1/2 of a mile away. In St Ives you will find plenty of shops 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 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 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.





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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