



Hampton Close, Fenstanton

Guide Price £400,000 to £425,000



HARVEY
ROBINSON

- GUIDE PRICE £400,000 to £425,000
- Three Bedroom Detached House
- Close to Local Amenities and Transport Links
- Private Rear Garden
- Field Views to the Front
- En-Suite to the Main Bedroom
- Downstairs WC
- Generous Kitchen/Diner
- Single Garage and Driveway Parking
- Viewing Highly Recommend to Fully Appreciate

FAQs

Tenure: Freehold

Postcode for SatNav: PE28 9HB

What3Words Location: ///suggested.unstated.humidity

Property Constructed: 2000's

Council Tax Band: TBC

EPC Rating: TBC

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 7 years

Utilities: Mains Water, Mains Sewage, Mains Electric

Broadband: Fibre to Premises

Loft: Partially Boarded with a Ladder

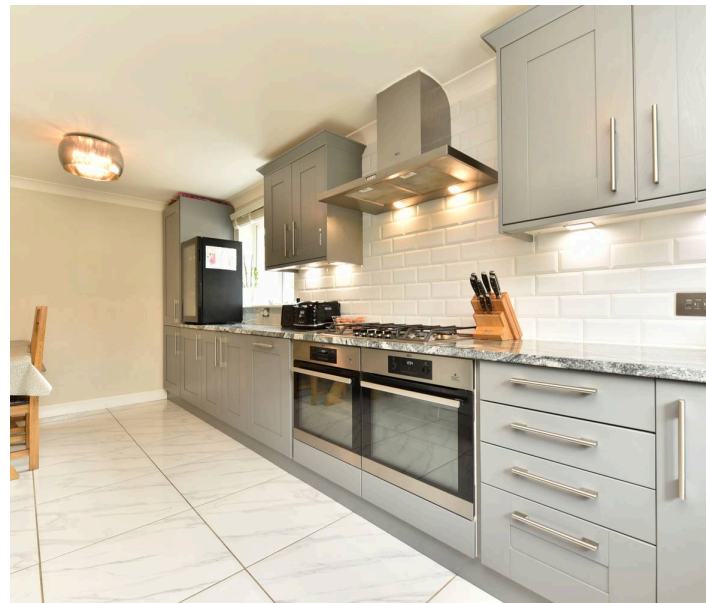
Current Owner Purchased Property: 2017

Sellers Onward Movements: Upsizing

Rear Garden Aspect: South

Primary School Catchment: Fenstanton and Hilton Primary School

Secondary School Catchment: Swavesey Village College



PROPERTY DESCRIPTION

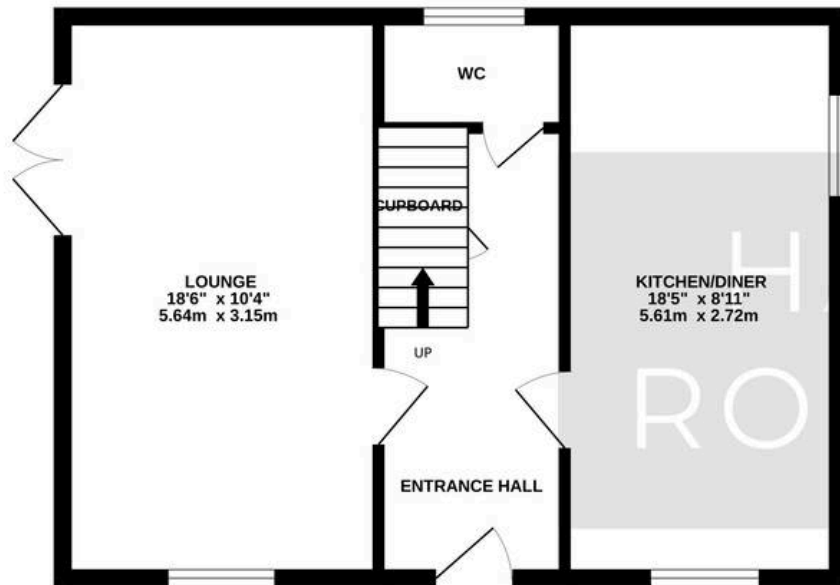
GUIDE PRICE £400,000 to £425,000 Harvey Robinson are proud to present to the market this beautifully presented three bedroom detached house, situated in the sought-after village location of Fenstanton. Offering convenient access to local amenities and excellent transport links making the property easily commutable to Cambridge and London alike. The property welcomes you with a light and inviting entrance hall, leading to a spacious lounge that offers double doors out to the private rear garden. The generous kitchen/diner is perfectly suited for modern family living, featuring ample storage and worktop space, as well as room for a dining table, making it ideal for both every-day meals and entertaining guests. The kitchen boasts double steam self cleaning ovens, integrated appliances, granite work surfaces as well as underfloor heating, making it incredibly convenient for daily use. A practical downstairs WC adds further convenience for residents and visitors alike. Upstairs, the main bedroom benefits from a stylish en-suite shower room and built in storage, while the two additional bedrooms are well-proportioned and versatile, suitable for children, guests, or a home office. The family bathroom is finished to a high standard, complementing the overall presentation of the home. Throughout, the property is tastefully decorated in neutral tones, creating a welcoming and comfortable atmosphere that is ready for immediate occupation. Externally, the property offers a private rear garden, with a large patio space currently utilised as a social seating area and additional patio area to the rear. The home also enjoys attractive field views to the rear, enhancing the sense of space and tranquillity. Additional features include a single garage and driveway parking, ensuring ample space for vehicles and storage. This home is perfectly positioned for those seeking a balance of village charm and modern convenience, with schools, shops, and public transport all within easy reach. Viewing is highly recommended to fully appreciate the quality, space, and location that this exceptional property has to offer.

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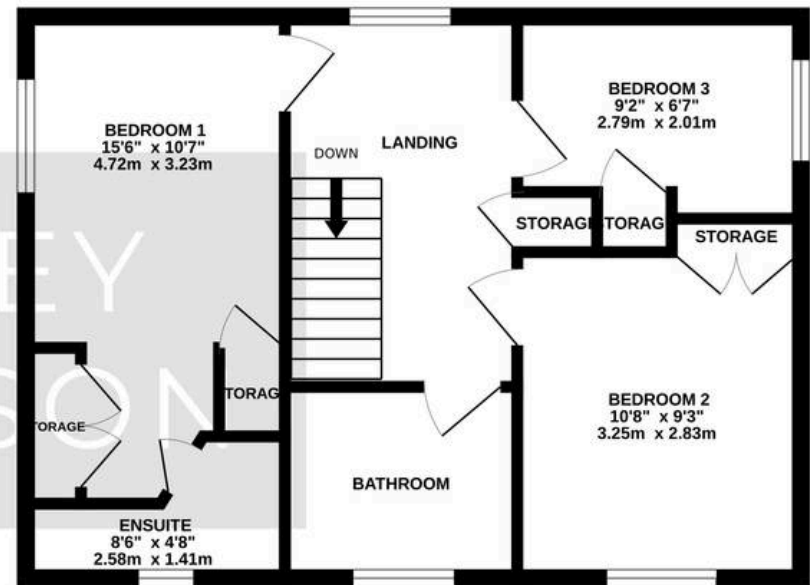
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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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LOCATION AND AMENITIES

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.

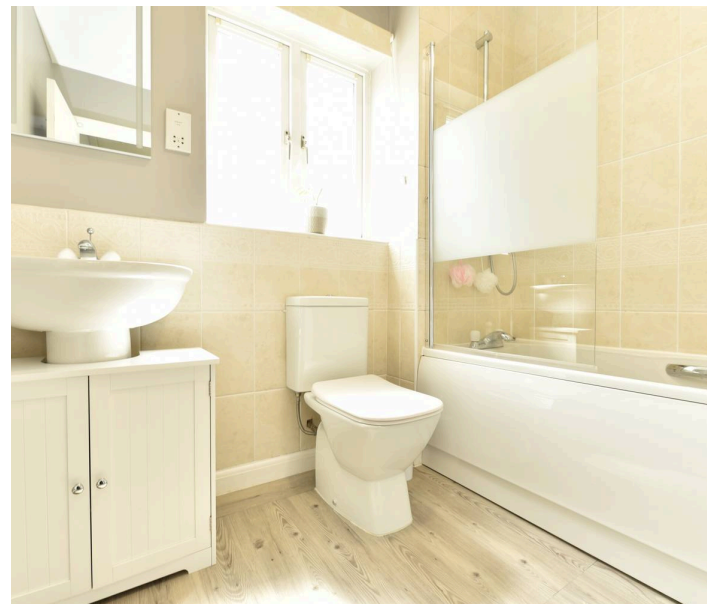
The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Conington and The Three Tuns 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 that 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.

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GENERAL

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