

7 Holbein Road, St. Ives, PE27 3EA

THOMAS MORRIS







Guide Price: £425,000

Freehold

Holbein Road, St. Ives, PE27 3EA

- 4-Bedroom Detached
- En-Suite
- Versatile Accommodation
- Utility & Ground Floor WC
- Sunroom
- Local Bus Stop Nearby
- Ample Parking
- Easy Walking Distance to St Ives
- Freehold
- Energy Rating: TBC

Situated in the sought-after market town of St. Ives, Cambridgeshire, this well-proportioned four-bedroom home offers versatile accommodation, generous parking and an enclosed rear garden, all within a short walk of local amenities and a convenient bus stop.

The ground floor provides a welcoming layout with a comfortable living room, separate dining room and a well-sized kitchen, creating excellent space for both everyday family life and entertaining. A useful utility room, ground-floor WC and bright sunroom add further practicality and versatility to the accommodation. The property also benefits from an integral garage.

Upstairs, there are four bedrooms, together with a family bathroom and en-suite to bedroom one.

Externally, the property enjoys ample parking to the front, while the enclosed rear garden provides a private outdoor space, ideal for relaxing, entertaining or family enjoyment.

Conveniently positioned within easy walking distance of St. Ives' range of shops, amenities and transport links, including a nearby bus stop, this attractive home offers an excellent combination of space, convenience and location.

Huntingdon District Council Tax Band E.
These details are subject to approval.

Accommodation

Entry

Hallway

Downstairs WC

Living Room *12'4" x 18'7" (3.76m x 5.66m)*.

Sunroom *9'6" x 9'1" (2.9m x 2.77m)*.

Dining Room *10'1" x 11'4" (3.07m x 3.45m)*.

Kitchen *11'9" x 11'2" (3.58m x 3.4m)*.

Utility Room

Main Bedroom *12'9" x 12'1" (3.89m x 3.68m)*.

En-Suite

Bedroom *9'3" x 9'2" (2.82m x 2.8m)*.

Bedroom *12'7" x 10'9" (3.84m x 3.28m)*.

Bedroom *9'6" x 7'7" (2.9m x 2.3m)*.

Bathroom

Double Garage *17'11" x 17'6" (5.46m x 5.33m)*.







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