

6 Granary Way, Great Cambourne, Cambridge. CB23 5BQ

£600,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

Malcolms professional independent estate agents are delighted to offer to the market this well presented four bedroom detached property in a quiet cul-de-sac location with open views to the rear backing onto the country park. The accommodation comprises three reception rooms and a kitchen with utility room. To the first floor there are four bedrooms, bedroom one has en-suite and there is an additional family bathroom. The property also benefits from a private well maintained garden, double width garage and private driveway.

The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1. The village centre offers a wealth of amenities & facilities including one of only a handful of Morrisons flagship stores with café & petrol station, two Hotels, Cambourne Soul youth club, Greens coffee shop, various take-away food establishments & restaurants, family pub, The Cambridge Building Society, a dry cleaners, a Library, a purpose built sports centre with social club, gym, astro turf & grass pitches, newly opened skate park, 2 cricket pitches, a health centre, a dentist, a pharmacy, Police Station and a Fire Station. Furthermore there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015), this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools.

FEATURES

- Detached and spacious family home
- Three Reception Rooms
- Double Garage with private driveway
- En Suite to bedroom 1
- Well maintained garden
- Private plot with open views to the rear
- Centrally located for amenities
- Close to country park and lakes



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, storage cupboard, doors to:

Living Room

5.32m x 3.62m (17' 5" x 11' 11")

Dual aspect with bay window to the front and double doors to rear opening onto the garden. Radiator and feature fireplace.

Kitchen

(3.0m x 2.75m)

Fitted with a matching range of base and eye level units, with worktop space over cupboards. 1 ½ bowl stainless steel sink, 4 ring gas hob with extractor over. Integrated dishwasher, integrated electric double oven, space for fridge/freezer, window to rear, door to

Utility Room

Fitted with a range of base units with worktop space over cupboard. Space for washing machine and tumble dryer, single bowl stainless steel sink with drainer, wall mounted boiler(newly installed in 2022), door to rear garden.

Dining Room

3.0m x 3.0m (10' x 10')

Bay window to rear, door to living room, door to kitchen.

Study

2.05m x 2.75m (6' 9" x 9' 0")

Window to front, radiator.

WC

Fitted with a two piece suite comprising pedestal hand wash basin and WC.

First Floor

Landing

Window to front, access to loft, doors to:

Bedroom 1

Window to rear, fitted double wardrobes, radiator, door to:

En Suite Shower Room

Fitted with three piece suite comprising shower cubicle, pedestal hand wash basin and WC, towel radiator, window to rear.

Bedroom 2

3.12m x 3.12m (10' 3" x 10' 3")

Window to rear, fitted double wardrobe, radiator, door to:

Bedroom 3

2.85m x 3.34m (9' 4" x 10' 11")

Fitted wardrobe, window to front, radiator.

Bedroom 4

2.33m x 2.72m (7' 8" x 8' 11")

Window to front, radiator

Family Bathroom

Comprising of a three piece suite, including bath with shower head, pedestal hand wash basin and WC. Tiled splashback, window to side, towel radiator.

Garden

The rear garden is mainly laid to lawn with a patio area to the left. It has a fenced perimeter and backs onto the country park offering complete privacy. There is a side access to the garden and a personal door leading to the double garage. Behind the garage is a shed and storage area.

Garage

The property benefits from a double width garage with two up and over doors, power and light. There is a private driveway with parking for up to 4 cars.

Agents Notes

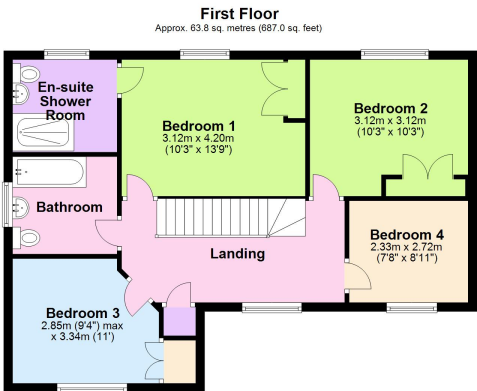
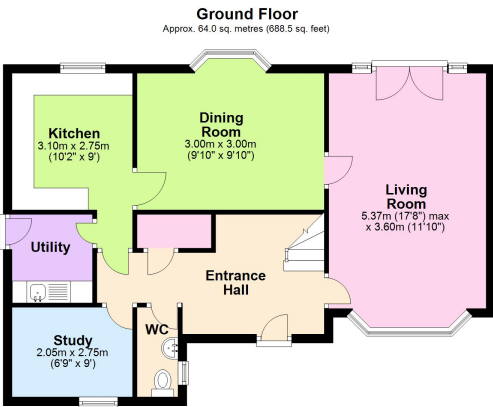
1. MONEY LAUNDERING REGULATIONS: Intending







FLOORPLAN & EPC



Total area: approx. 127.8 sq. metres (1375.5 sq. feet)

