



65 Greenhaze Lane Great Cambourne, CAMBRIDGE. CB23 5EF

£675,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

An impressive detached residence set on the edge of Cambourne Country Park and lakes, offering highly versatile accommodation arranged over three floors. The generous accommodation extends to approximately 2300sq. ft. and offers fantastic Annexe opportunity to earn a rental income circa £12000 pa. Immaculately presented throughout this five bedroom family home briefly comprises versatile three storey accommodation with an open plan kitchen/breakfast room with conservatory, family room and dual aspect lounge. There is also five bedrooms across two floors, three with ensuite. The property also benefits from a one bedroom Annexe with open plan bedroom/living room and kitchenette and separate shower room. The Annexe has its own private courtyard garden. An

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, a Hotel, 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, 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, The Blue School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College, this is connected as a sister school with Comberton Village College, previously designated top of the national league of state secondary schools.

FEATURES

- Immaculately presented detached home
- Five main bedrooms, three with en suite
- One bedroom annex with lounge, kitchen and bathroom
- Sought after location close to country park
- Kitchen/breakfast room with high quality conservatory backing onto garden
- Flexible accommodation across three floors
- Private driveway
- Sold with no onward chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, doors to:

Living Room

Dual aspect lounge with windows to front and patio doors leading to rear garden. Door to Annexe.

Kitchen/breakfast Room

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with water softener, integrated dishwasher and washing machine, range style cooker, open plan to conservatory.

Dining Room/Family Room

Two windows to the front.

Conservatory

Open plan to kitchen/breakfast room, full window surround, airconditioning providing hot and cold air, patio doors leading to the rear garden.

WC

Two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator.

First Floor

Landing

Window to front, doors to:

Bedroom 1

Two windows to front, two double wardrobes, door to:

En Suite Shower Room

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

Bedroom 3

Window to rear, double wardrobe, door to:

En Suite Shower Room

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

Bedroom 4

Two windows to front, double wardrobe.

Family Bathroom

Fitted with four piece suite comprising shower cubicle, paneled bath, pedestal wash hand basin and close coupled WC, window to rear..

Second Floor

Bedroom 2

Box window to front, door to:

En Suite

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

Bedroom 5

Dual aspect with a box window to front and window to rear.

Annexe

This property benefits from a garage conversion which has been transformed into a charming one bedroom annexe with open plan bedroom/living room/kitchenette with a separate shower room. The annexe has its own fenced off courtyard garden. The Annexe provides excellent rental potential.

Garden

The property benefits from a decent size rear garden which is mainly laid to lawn with a large decked area, plus a decked area to the rear which houses a dome construction currently housing a hot tub. There is also a shed to the side of the property.

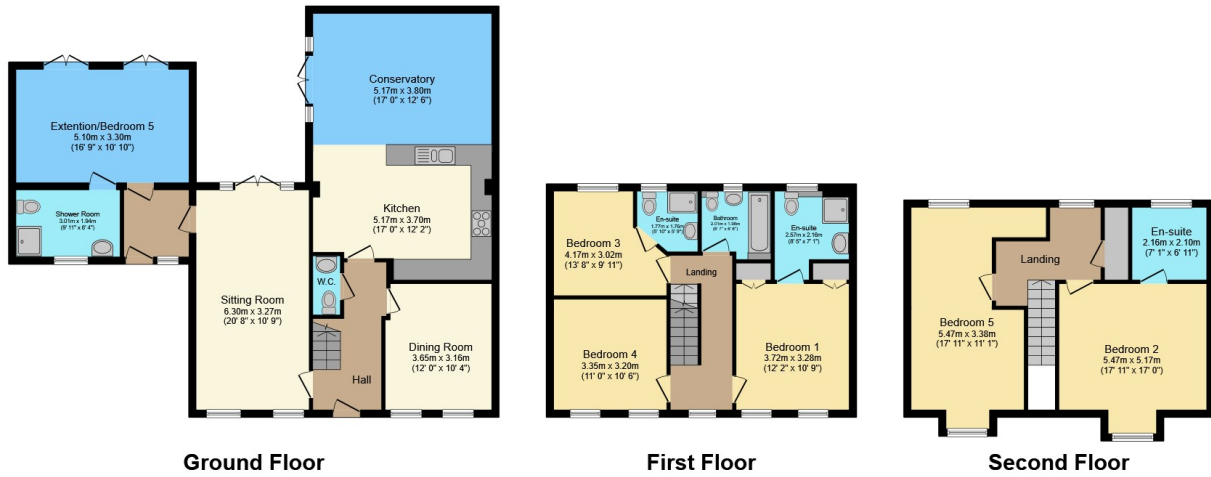
Agents Notes







FLOORPLAN & EPC



Total floor area 213.6 sq.m. (2,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	