

**6 Meadowsweet Close, Lower Cambourne, Cambridge. CB23
6ET**

£900,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

Malcolms professional independent estate agents are delighted to present to the market this exquisitely presented six bedroom detached newly refurbished family home. Located in a private drive with ample green space at the front and back. Fully refurbished in 2021 including fitment of a new boiler. Tastefully redecorated using Farrow & Ball and Dulux Easycare paint. Engineered wood flooring in most of the spaces. Located 5 min walk from Cambourne Village college, 7 min walk to the nearest shop and bus stop that offers regular services to Cambridge. Woodland areas and natural reserve as well as cricket pitch practically on a doorstep. The ground floor accommodation briefly comprises of a good size kitchen/dining room with utility room, a dual aspect lounge and further family room to the front of the property. The six bedrooms are set across two floors, two with en suites and two further bathrooms. Outside the property benefits from a double garage, front, side and rear gardens. Must be viewed to be appreciated.

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



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double storage cupboard with lighting, stairs to first floor, double doors to:

Living Room

Window to front, feature gas fireplace, double doors to fireplace.

Kitchen/breakfast room

Re-Fitted with a range of matching base and eye level units with granite worktops, butler sink, integrated dishwasher, and cooker, space for american style fridge/freezer, window to rear, French doors to rear garden, double doors to conservatory.

Utility

Base and eye level units with worktop space, space for washer dryer, newly fitted boiler, storage cupboard, door to rear garden.

Family Room

Window to front, window to side.

Conservatory

Brick built with windows to the front and double doors leading to the rear garden, double doors to lounge and kitchen.

WC

Window to front, fitted with a close coupled WC, basin with vanity unit, radiator.

First Floor

Landing

Stairs to second floor, window to the front, doors to:

Bedroom 1

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

En Suite Shower Room

Fully tiled, fitted with three-piece suite comprising double walk-in shower, vanity unit, close coupled WC, window to rear

Bedroom 2

Window to front, window to side, door to:

En Suite Shower

Fitted with three-piece suite comprising tiled shower cubicle, vanity unit, close coupled WC, window to side.

Bedroom 5

Two double wardrobes, window to rear.

Bedroom 6

Triple wardrobe, window to rear.

Family Bathroom

Fitted with three-piece suite comprising panelled bath with fixed shower, vanity unit, close coupled WC, window to side

Second Floor

Bedroom 3

Window to side, window to rear, door to:

Dressing Room

Fitted out with fixed shelving units

Bedroom 4

Window to front, window to rear

Shower room

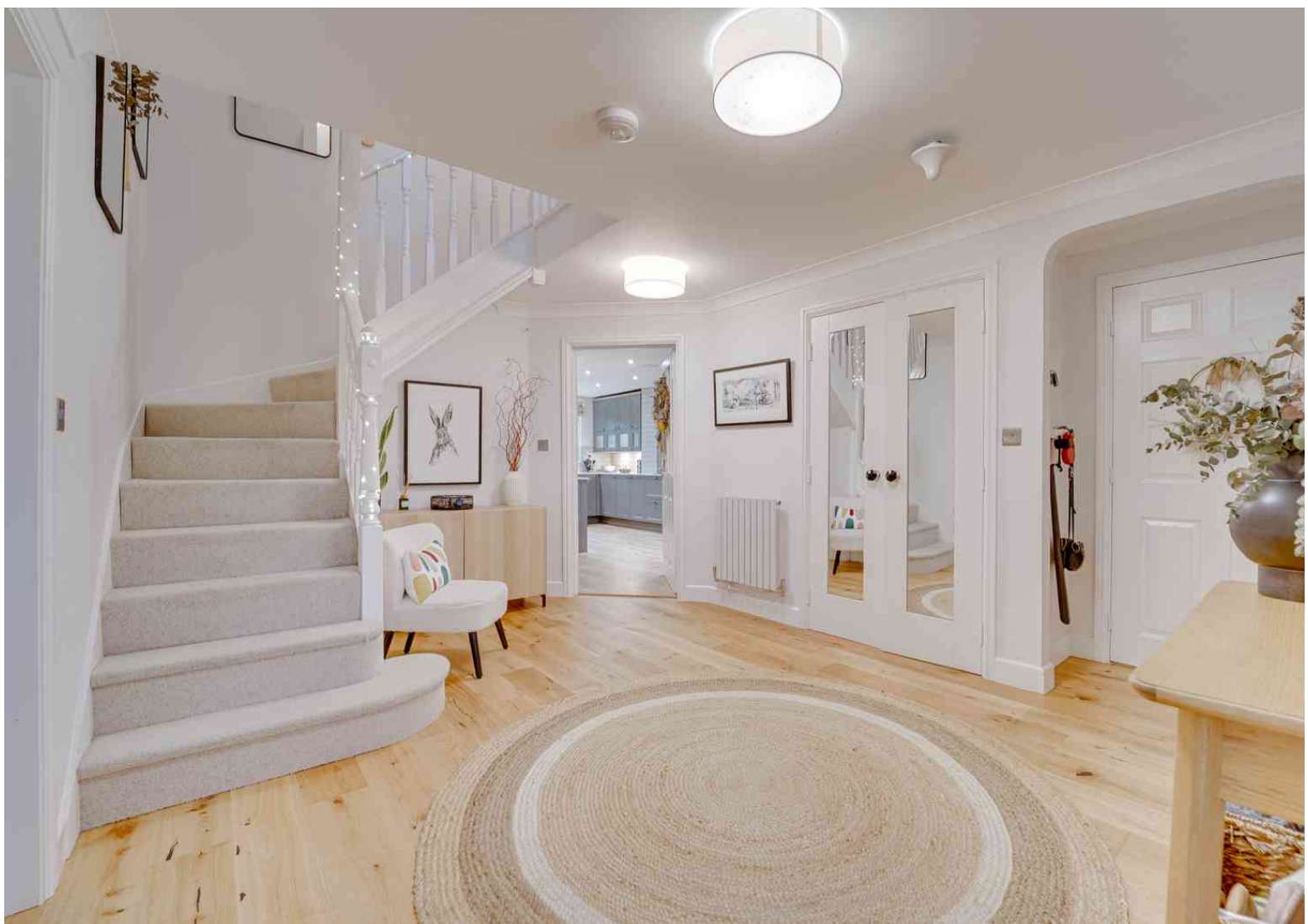
Fitted with three-piece suite comprising double walk-in shower, vanity unit, close coupled WC, window to rear.

Garden

Front Garden – laid to lawn with an array of mature hedging and trees.

Rear Garden - laid to lawn with a good size patio area, a panelled fenced perimeter with side access to the







FLOORPLAN & EPC

