



Fox Street, Great Gransden, Sandy, Cambridgeshire. SG19 3AA





3 Bedroom Detached House

£525,000 Freehold

Beautifully renovated to a high specification, this spacious family home boasts a large plot with detached double garage, wood burning stove and bifolding doors opening into the stunning 113ft rear garden!

- Approx. 113ft rear garden
- Three double bedrooms
- Refitted ensuite shower room
- Stunning Refitted kitchen
- Bifolding doors
- Wood burning stove
- Detached double garage
- South west facing garden
- Situated in a quaint village
- EPC rating D. Council tax band E

Ground Floor

Entrance Porch:

Double glazed front door opens into the entrance porch. Two double glazed windows to front aspect. Tiled floor. Glazed door leading to:

Entrance Hallway:

A beautiful glass staircase rises to the first-floor landing with useful built in understairs storage. Parquet flooring. Double glazed window to side aspect. Doors to all room. Radiator.

Cloakroom/Utility:

A modern re-fitted cloakroom/utility room with modern units and a complimenting work surface. Integrated sink and plumbing for a washing machine. Heated towel rail. Tiled effect karndean flooring. Double glazed window to side aspect.

Kitchen:

Abt. 16' 5" x 9' 4" (5.00m x 2.84m) A stunning re-fitted kitchen offering a range of matching wall and base units with complimenting work surface. Integrated one and a half bowl sink and drainer with mixer tap. Integrated appliances to include; under counter freezer, full height fridge, bin storage, wine fridge and a Zanussi oven with four ring induction hob and Extractor hood above. Modern vertical radiator. Large double-glazed window overlooking the rear garden. Amtico flooring.

Living/Dining Room:

Abt. 21' 9" x 18' 5" (6.63m x 5.61m) A large 21 foot living space with a wood burning stove at the centre of the room. Large bi-folding doors open into the rear garden. Double glazed window to front aspect, bringing in lot of natural light. Engineered wooden flooring. Radiator.

First Floor

Landing:

Double glazed window to side aspect. Doors to all rooms. Built in storage cupboard. Loft hatch with ladder.

Bedroom One:

Abt. 12' 2" x 11' 2" (3.71m x 3.40m) A large double bedroom with double glazed window overlooking the vast rear garden. Carpeted. Radiator. Door to:

En-Suite:

A beautifully re-fitted shower room comprising a large walk-in shower fitted with glass shower screen and shower panels, low level WC and wash hand basin with double draw vanity unit and mirror above. Stainless steel heated towel rail. Karndean tile effect flooring. Double glazed window to rear aspect. Spotlights. Extractor fan.

Bedroom Two:

Abt. 14' 4" x 10' 1" (4.37m x 3.07m) A further double bedroom with double glazed window to front aspect. Carpeted. Radiator.

Bedroom Three:

Abt. 10' 1" x 10' 0" (3.07m x 3.05m) A final double bedroom with double glazed window to front aspect. Built in storage cupboard with shelving enclosed. Carpeted. Radiator.

Bathroom:

A modern three-piece bathroom suite which has been re-fitted by the current owners. Comprising of a panelled bath with shower over and glass shower screen, low level WC and wash hand basin with fitted double draw vanity unit and mirror above. Karndean tile effect flooring. Stainless steel heated towel rail. Spotlights. Extractor fan. Double glazed windows to side and rear aspect.

Outside

Front:

To the front of the property is a garden area, mainly laid to lawn with shrub borders. Brick wall to surround. A block paved driveway leads to the double garage and provides off road parking for approximately Four vehicles. Gate leads to a storage shed, bin storage and oil tank.

Double Garage:

A detached double garage with two up and over doors. Inside you will find a range of wall and base storage units and fitted work bench. There is ample loft storage, power and light. Windows overlook the side and rear aspects. Single door into the rear garden.

Rear:

The extensive south west facing rear garden measures approximately 113ft, offering a large sandstone patio area and the rest mainly laid to lawn with mature shrub borders.

The Local Area:**Great Gransden & Surrounding:**

Great Gransden is a popular village situated approximately 13 miles from Cambridge.

The village itself offers facilities including a post office, public house and general store, playing field, church and

Barnabas Oley primary School. The property is also in catchment for Comberton School.

Road and rail communications are good with the A428 within about 3 miles providing links with the A1 to the west and the M11 to the east and there is a mainline railway station at St Neots with services to London's King's Cross in about 40 minutes.

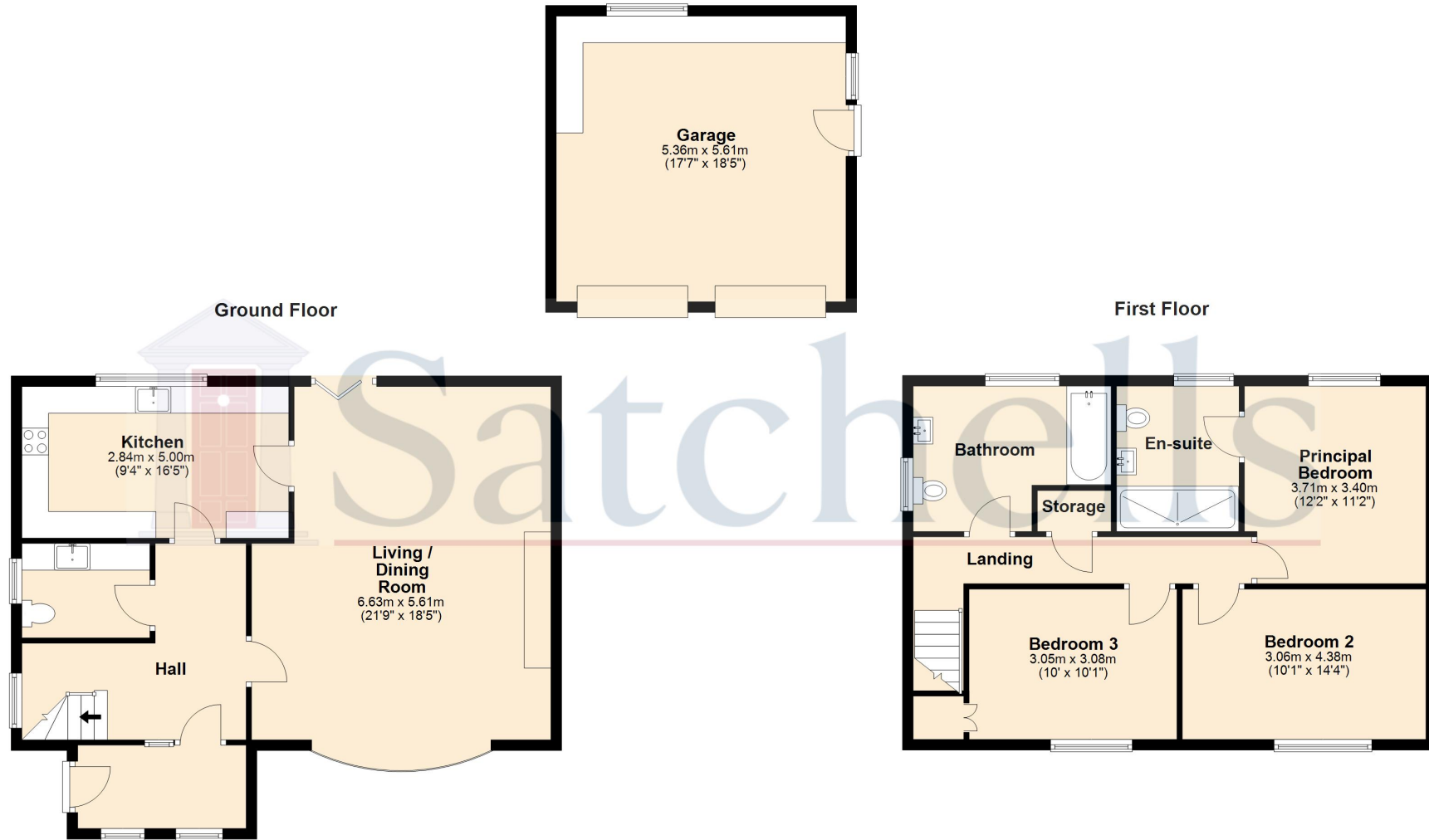
Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.





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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.