



14 Alder Drive, Great Cambourne, Cambridge. CB23 6AQ

Malcolms independent estate agents are pleased to offer to the market this highly desirable four bedroom detached property found in a central location. A well proportioned detached family home, this property briefly comprises on the ground floor three main reception rooms, an extended kitchen/breakfast room with separate utility. On the first floor is three double bedrooms, 1 with en suite and a re fitted family bathroom. The top floor houses the primary suite with dressing room and en suite. Outside the property benefits from a private driveway, garage and mature front and rear gardens.



£625,000 Freehold

PROPERTY DESCRIPTION

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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, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the newly opened secondary school Cambourne Village College, this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools.

FEATURES

- Detached family home
- Four double bedrooms, 2 with en suites
- Bedroom 1 with En Suite and Dressing area
- Three reception rooms
- Garage and Driveway
- Sold with no onward chain
- Established rear garden
- Viewing advised



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Radiator, stairs to first floor, doors to:

Living Room

Bay window to front, fireplace with Adam style surround, two radiators, double door to snug.

Kitchen/family room

Re-fitted and extended with a matching range of base and eye level units, with worktop space over and 1½ bowl sink unit, fitted single oven, combination microwave/grill, integrated dishwasher, window to rear, french style patio doors to rear garden, door to:

Utility Room

Base units with worktop space with sink unit, space for washing machine, door to outside and door to garage.

Study

Window to front, radiator, door to under stairs cupboard.

Snug

Bay window to rear, radiator.

WC

Fitted with a two piece suite comprising wash hand basin and close coupled WC, splash back tiling, radiator.

First Floor

Landing

Window to side, radiator, stairs to second floor, door to:

Bedroom 2

Window to front, fitted with two double wardrobes with hanging rail and shelving, radiator, door to:

En Suite Shower Room

Three piece suite comprising double shower cubicle, vanity wash hand basin and shaver point, close coupled WC and shaver point, window to side, radiator.

Bedroom 3

Window to front, fitted double wardrobe with hanging rail and shelving, radiator.

Bedroom 4

Window to rear, fitted double wardrobe with hanging rail and shelving, radiator.

Family Bathroom

Re fitted with a four piece suite comprising free standing bath, vanity wash hand basin, tiled shower cubicle and close coupled WC, shaver point, window to rear, radiator, fully tiled.

Second Floor

Landing

Storage cupboard, door to:

Bedroom 1

Four velux windows, window to front, two radiators, door to:

En Suite Shower Room

Three piece suite comprising tiled shower cubicle, vanity wash hand basin, close coupled WC and shaver point, velux window to rear, radiator.

Garden

The property benefits from mature front and rear gardens. The front garden has an array from trees and shrubs and is outlined with picket fencing.

The rear garden is mainly laid to lawn with a good size patio area to the front. There is a large array of shrubs and plants to its borders offering a good degree of privacy. The rear garden is all enclosed

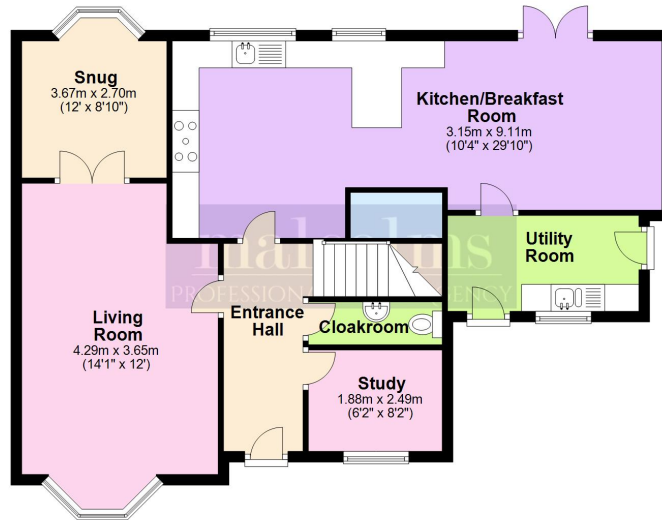


FLOORPLAN & EPC



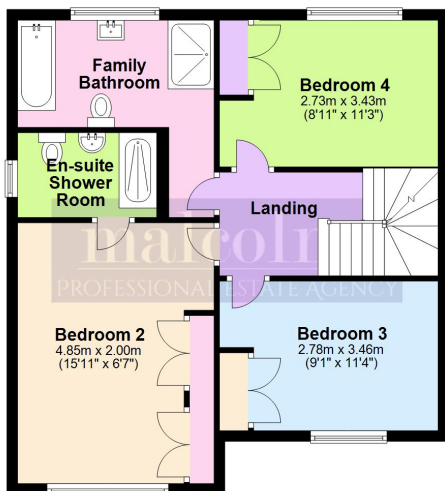
Ground Floor

Approx. 81.4 sq. metres (875.6 sq. feet)



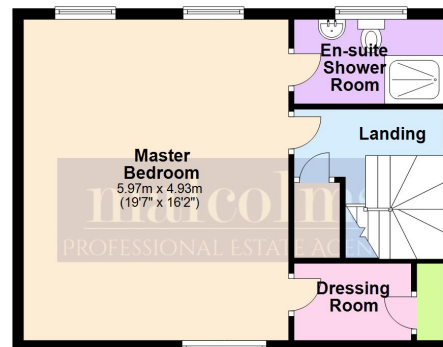
First Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



Second Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 190.9 sq. metres (2055.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambourne
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