



Vicarage Road, Waresley, Sandy, Cambridgeshire. SG19 3DA





3 Bedroom Semi-Detached House Offers in Excess of £455,000 Freehold

This beautiful home has been lovingly looked after and updated over the years by its current owners; boasting a refitted farmhouse style kitchen with Range cooker, recently refitted shower room, three reception rooms and a stunning south-west facing garden, measuring approx. 65ft!

- Idyllic countryside location with stunning views
- Recently refitted kitchen and bathroom
- Ready to move into
- Beautiful approx 65ft south west facing garden
- Driveway for two cars
- Two toilets
- Three reception rooms
- Potential for loft conversion (stp)
- Log burner and open fireplace
- EPC rating F. Council tax band C



Ground Floor

Entrance Hall:

Composite front door. Slate tile flooring. Doors to living room and dining room. Stairs to first floor. Storage cupboard. Radiator.

Living Room:

Abt. 4.75m x 3.26m (15'7 x 10'8) Slate tiled flooring throughout. Feature log burner with mantelpiece. Upvc double glazed French doors into the garden and windows. Radiator. Door to kitchen.

Dining Room:

Abt. 3.04m x 3.31m (10'0 x 10'10) Slate tiled flooring throughout. Open fireplace with mantelpiece. Upvc double glazed window. Radiator.

Kitchen:

Abt. 2.93m x 1.98m (9'7 x 6'6) Recently refitted with 'duck egg blue' farmhouse style base units with wooden worktops. Electric Range cooker with ceramic hob and extractor hood over. Pantry cupboard. Slate tiled flooring. Butler sink with mixer tap over. Upvc double glazed window over sink. Radiator. Archway into utility.

Utility:

Abt. 2.25m x 2.33m (7'5 x 7'8) Recently refitted with 'duck egg blue' farmhouse style base units with wooden worktops. Slate tiled flooring. Upvc double glazed window. Back door to garden and outside wc. Flows through to;

Sitting Room:

Abt. 3.19m x 2.30m (10'6 x 7'7) Slate tiled flooring. Upvc double glazed patio doors and window. Radiator.

First Floor

Landing:

Carpet flooring. Doors to bedrooms, bathroom and cloakroom. Upvc double glazed window. Loft access – partly boarded.

Master Bedroom:

Abt. 2.98m x 4.25m (9'9 x 13'11) Carpet flooring. Radiator. Upvc double glazed window overlooking garden. Built-in wardrobes.

Bedroom Two:

Abt. 3.10m x 3.13m (10'2 x 10'3) Carpet flooring. Radiator. Upvc double glazed window overlooking garden. Built-in wardrobes.

Bedroom Three:

Abt. 1.92m x 3.31m (6'4 x 10'10) Carpet flooring. Radiator. Upvc double glazed window overlooking garden.

Bathroom:

Abt. 1.86m x 1.64m (6'1 x 5'5) Recently refitted comprising of walk-in shower and floating handwash basin with storage. Panelled walls. Tiled flooring. Upvc obscured double glazed window. Airing cupboard. Radiator.

Cloakroom:

Upvc obscured double glazed window. Low level wc. Tiled flooring.

**External
Outside:**

A beautifully landscaped, southwest-facing garden measuring approx. 65ft in length. Sandstone patio area with Pergola. Summer house and storage shed. Mostly laid to lawn with shingle pathway and stunning views over the farm behind. Outside tap. Outdoor electric points. Gated side access. Outside wc. Gravelled driveway to the front for two cars. Landscaped front garden.

About The Area:

The small village of Waresley lies approximately 15 miles west of Cambridge, surrounded by beautiful countryside. The village has a local pub and a village hall, while the popular nearby village of Gamlingay provides a local store, a post office, a pharmacy, several small grocery stores and several village pubs and restaurants. Neighboring Great Gransden also offers a range of local facilities. Schooling is available at the outstanding-rated Barnabas Oley CofE Primary School in Great Gransden, while Gamlingay also has a primary school. The area is well connected, with easy access to the A1 and M11, while the nearby town of Sandy provides mainline rail services to London Kings Cross. Cambridge, with its excellent shopping, leisure and cultural facilities, is also within easy reach.

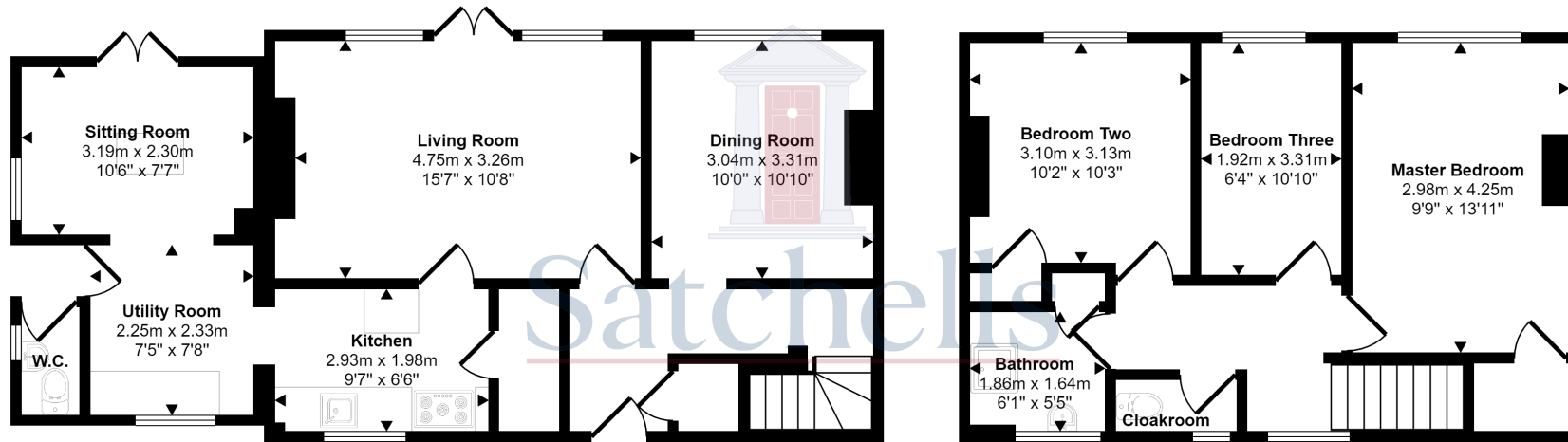




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Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 60 sq m / 650 sq ft

First Floor
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.