



104 Jeavons Lane, Great Cambourne, Cambridge. CB23 5FN

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Bowdens Estate Agents are proud to present this rarely available four-bedroom semi-detached double-fronted home, offering generous living space, a double garage, and an enviable location close to the lakes and country park in Great Cambourne. This well-proportioned family home features three separate reception rooms, ideal for flexible living, whether you're in need of a formal dining area, home office, or playroom. The property has been recently re-carpeted in most rooms, giving it a fresh and well-maintained feel throughout. The ground floor includes a well-appointed kitchen, along with separate lounge and dining areas perfect for modern family life. Upstairs, there are four good-sized bedrooms and two bathrooms, including an en suite to the principal bedroom. To the rear, the property enjoys a private garden that offers a manageable outdoor space for relaxing or entertaining. There is also a DOUBLE garage with parking directly in front, providing secure and convenient off-road parking. Situated within walking distance of the lakes, country park, local amenities, public transport links, and well-regarded schools, this home is ideally located for families and professionals alike. Properties of this style and location rarely come to market, early viewing is highly recommended.

FEATURES

- Four bedrooms
- Semi detached
- Double Garage
- Double fronted property
- Convenient location
- Three reception rooms



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Door to:

Study

2.31m x 2.16m (7' 7" x 7' 1") Window to front.

Living Room

Doors to garden. 3.32m x 4.57m (10' 11" x 15' 0")

Dining Room

2.85m x 2.85m (9' 4" x 9' 4") Window to front

Kitchen/Breakfast Room

3.93m x 2.82m (12' 11" x 9' 3") Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, built-in dishwasher, integrated fridge/freezer and built in oven & hob.

Utility Room

Fitted with matching range of base and eye level units with worktop space over, stainless steel sink, space for washing machine & tumble dryer, door to garden.

W/C

Pedestal hand wash basin and W/C

First Floor

Bedroom 1

3.40m x 3.40m (11' 2" x 11' 2") Window to front, two double fitted wardrobes

En-suite

Fitted with three piece suite compromising tiled shower, pedestal hand wash basin and WC.

Bedroom 4

2.63m x 2.96m (9' 8" x 8' 8") Window to rear

Bathroom

Fitted with three piece suite comprising tiled bath, pedestal wash hand basin and close coupled WC, radiator. Window to rear.

Bedroom 3

2.88m x 2.97m (9' 5" x 9' 9") Window to rear. Built in double wardrobe

Bedroom 2

2.94m x 2.88m (9' 8" x 9' 5") Window to front. Built in double wardrobe.

AGENT NOTES

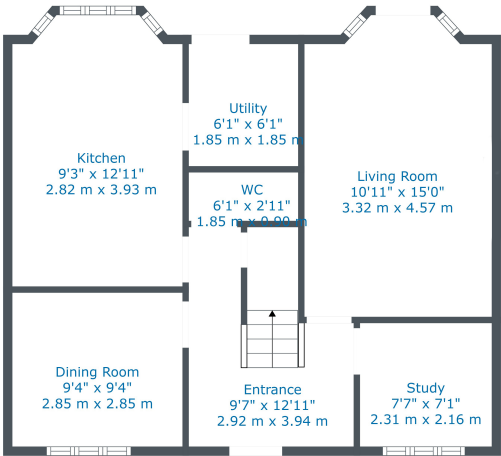
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE



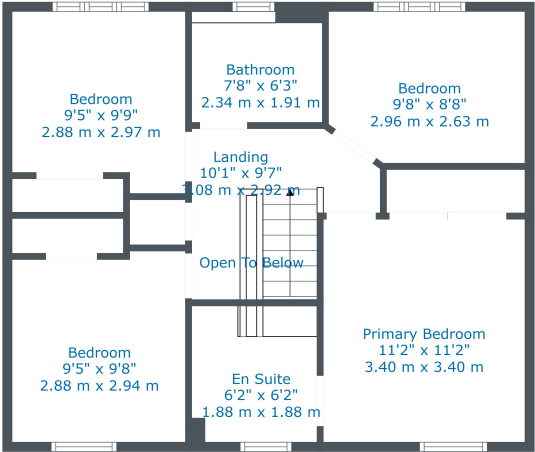




FLOORPLAN



TOTAL: 1244 sq. ft. 116 m2
FLOOR 1: 612 sq. ft. 57 m2, FLOOR 2: 632 sq. ft. 59 m2
EXCLUDED AREAS: UTILITY: 44 sq. ft. 4 m2, FIREPLACE: 6 sq. ft. 1 m2, OPEN TO BELOW: 3 sq. ft. 0 m2
WALLS: 102 sq. ft. 8 m2



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