![Bowdens Estate Agent logo]

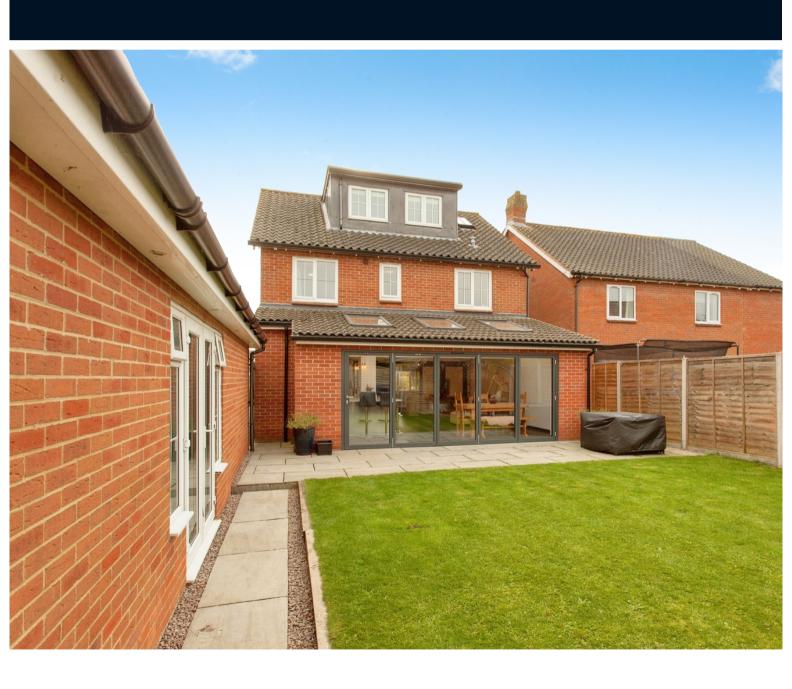# BOWDENS
ESTATE AGENT

10 Chapmans Drive, Great Cambourne, Cambridge. CB23 6AD
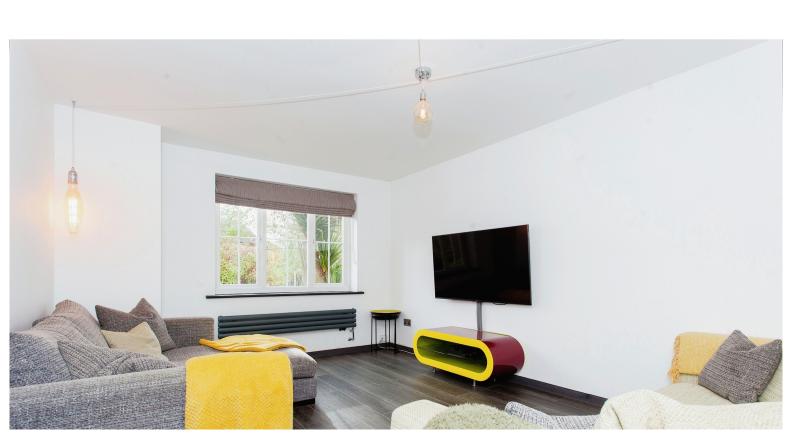
£585,000 Freehold

FOR SALE

PROPERTY DESCRIPTION

Well presented five-bedroom detached home set over three floors. The property has been extended to offer a large, open-planned kitchen/living area, ideal for hosting and family time with bi-fold doors leading onto the garden. There is a further lounge which can be shut off from the main entertaining area or opened up to expand the space, as well as a study to the front. On the first floor, there are four bedrooms, two with en-suite shower rooms and a family bathroom. The second floor offers a large master bedroom with private bathroom and plenty of natural light via dual aspect windows. Outside there is a paved patio and the garden is mainly laid to lawn enclosed by panel fencing. The garage has an up and over door but can also be accessed via the garden through the French doors which is currently used as an entertainment space with a pool table. There is also a storeroom to the rear of the garage with its own independent entrance.

FEATURES

- Detached and spacious family home
- Open plan ground floor kitchen / family room
- Improved and updated throughout
- Five bedrooms

- Three en-suites
- Off road parking for two cars and garage
- Gas central heating & double glazing
- Communal green space to front

ROOM DESCRIPTIONS

Entrance Hall
Stairs to first floor, doors to all rooms, radiator.

Lounge
4.81m x 3.42m (15' 9" x 11' 3")
Window to front, modern radiator, TV and phone points, hard flooring, bi-fold doors leading onto Kitchen/Family room.

Kitchen/Living/Dining Room
7.03m x 6.14m (23' 1" x 20' 2")
A bright and spacious space offering versatile and inclusive space for all. The kitchen is fitted with white gloss base and eye-level units with solid worktop space over. There is an integrated fridge/freezer, dishwasher, eye-level double oven and induction hob. The island offers further storage with plenty of space for stools, ideal for eating breakfast or grabbing a quick snack, the sink is fitted within the worktop with a boiling hot water tap, wine fridge, pendant lights, an all-round brilliant space to entertain. The space extends to a casual living and dining area with three Velux windows over and bi-fold doors opening up the rear of the home. Spotlights throughout, hard flooring and modern radiators.

Study
2.31m x 2.28m (7' 7" x 7' 6")
Window to front, storage cupbaord, radiator.

WC
Two piece suite comprising of WC and wash hand basin with extractor.

First Floor
Stairs to second floor, doors to all bedrooms, bathroom and storage cuboard.

Bedroom 2
3.80m x 3.70m (12' 6" x 12' 2")
Window to front, two built in cupboards, radiator, door to en-suite.

Bedrom 2 En-suite
2.24m x 1.62m (7' 4" x 5' 4")
Three piece suite, including large shower, WC and wash hand basin. Towel rail, extractor fan and window to front.

Bedroom 3
2.76m x 2.48m (9' 1" x 8' 2")
Window to rear, cupboard, radiator and door to en-suite.

Bedroom 3 En-suite
1.75m x 1.68m (5' 9" x 5' 6")
Three piece suite, including shower, WC and wash hand basin. Towel rail, extractor fan and window to side.

Bedroom 4
3.13m x 2.15m (10' 3" x 7' 1")
Window to rear, radiator.

Bedroom 5
3.16m x 2.29m (10' 4" x 7' 6")
Window to front, radiator.

Second Floor
Stairs lead to door providing access to Bedroom 1 and storage in the eaves.

Bedroom 1
5.53m x 2.84m (18' 2" x 9' 4")
2 windows to the rear, window to front, access to eaves storage on either side, radiator, door to en-suite.

Bedroom 1 En-suite
3.55m x 1.67m (11' 8" x 5' 6")
Comprising of 3 piece suite, including bath with shower over, WC, sink within fitted unit with mixer tap. Fully tiled and Velux window to rear.
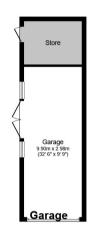
Garden

FLOORPLAN & EPC

Ground Floor

Kitchen/Living/Dining Room
7.03m x 6.14m
(23' 1" x 20' 2")

Lounge
4.81m x 3.42m
(15' 9" x 11' 3")

Hall

W.C.

Study
2.31m x 2.28m
(7' 7" x 7' 6")

First Floor

Bedroom 3
2.76m x 2.48m
(9' 1" x 8' 2")

Bathroom
1.98m x 1.70m
(6' 6" x 5' 7")

Bedroom 4
3.13m x 2.15m
(10' 3" x 7' 1")

En-suite
1.74m x 1.66m
(5' 9" x 5' 5")

Landing

Bedroom 2
3.80m x 3.70m
(12' 6" x 12' 2")

Bedroom 5
3.16m x 2.29m
(10' 4" x 7' 6")

En-suite
2.24m x 1.62m
(7' 4" x 5' 4")

Second Floor

Bedroom 1
5.53m x 2.84m
(18' 2" x 9' 4")

En-suite
3.55m x 1.67m
(11' 8" x 5' 6")

Garage

Store

Garage
9.90m x 2.98m
(32' 6" x 9' 9")

Total : 206.2 sq.m. (2,220 sq.ft.) approx
Net floor area 184.1 sq.m. (1,981 sq.ft.)
Garage 22.2 sq.m. (238 sq.ft.)

Sizes and dimensions are approximate, actual may vary.

Powered by Matterport

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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