

(PLOT 2)

SPIRE VIEW

G A M L I N G A Y



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Asking Price: £385,000

Terraced House



3 Bedrooms | 2 Bathrooms | 1 Reception

Key Features

- Forming as part of a sought-after development of nine unique homes, established in a private road within Gamlingay village.
- Non-estate location.
- A beautiful and distinctive three-bedroomed home with heritage touches of sash windows and a rose-coloured rendered finish.
- Gamlingay, a popular and historic Cambridgeshire village in the catchment area for Comberton Village College.
- 10-year structural warranty.
- Contemporary, open-plan kitchen, dining and living area with bi-fold doors and skylight. – A fantastic space for family lifestyle and hosting guests.
- Sitting room, cloakroom and traditional shaker style kitchen, possessing a complete range of integrated appliances.
- Three bedrooms, en-suite and family bathroom.
- Energy efficient air source central heating system and EV charging point.
- Driveway providing off-road parking for 2 cars.



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ADH Developments

Talisman is delighted to partner with ADH Developments to market their new and prestigious development, Spire View. ADH Developments focuses on carefully constructing exquisite new homes in the home counties, and they also specialise in conversions and extensive renovations. Their unique eye for detail and passion for architecture is shown within their exceptional builds, all of which are a proud example of sublime contemporary living. ADH Developments deliver heritage rich homes with bespoke finishes and fittings, and the latest features, making quality their prime focus, a developer with aligned values to ours, and one which we're proud to represent here at Talisman Property Agents.





Plot 1 - Spire View

Seize the opportunity to become a resident within a prestigious new development in the historic and desirable village of Gamlingay. Spire View is a private development of nine unique and carefully constructed homes with beautiful heritage touches, with plots 1 to 3 specifically featuring sash windows and rose-coloured rendered finishes, sublime spaces and the latest features which harmonise to curate the dream modern home with character. Plot 2's ground floor comprises a formal entrance hall with sitting room, cloakroom and a stunning, kitchen/diner & snug space. This room is a flawless example of contemporary living with its open-plan design, making it ideal for family lifestyle and a social haven for hosting guests. The room most notably features a traditional shaker style kitchen with a complete range of integrated appliances and breakfast bar. There are also bi-fold doors which lead directly to the rear garden, as well as a half width extension with vaulted ceiling and skylight, that effectively opens the space and allows for more natural light to enter. The first-floor level features three well proportioned bedrooms, a plush en-suite and family bathroom, and external offerings include a fully enclosed private rear garden and driveway to park two cars. All the homes within this wonderful development include an economical air source central heating system, EV charger, and a 10-year structural warranty.

At a Glance

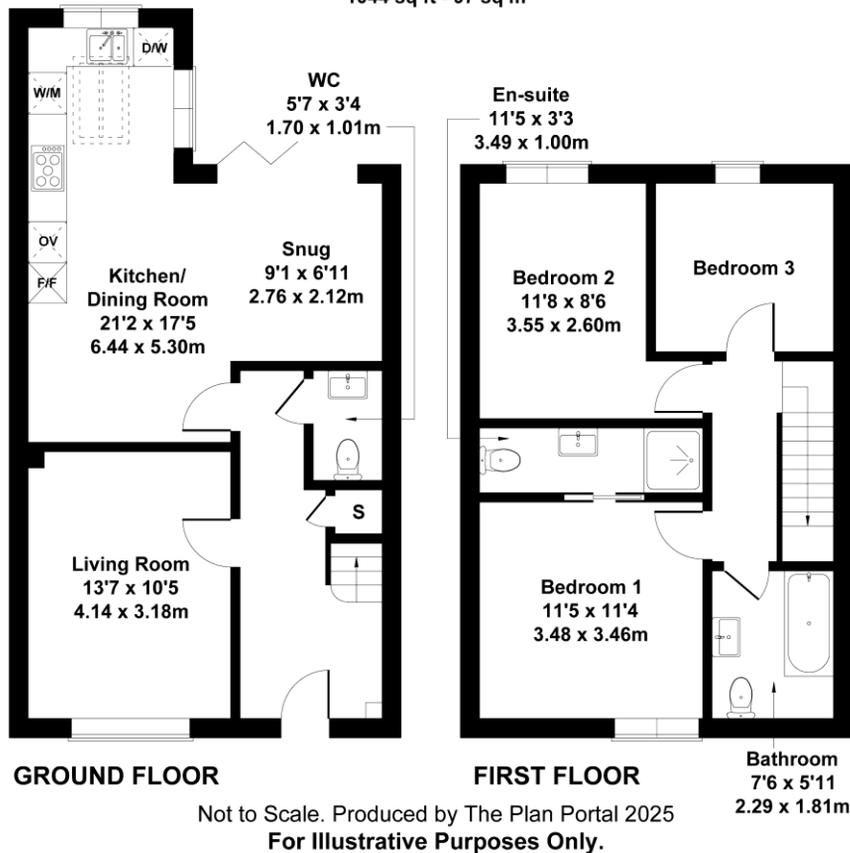
- EPC: TBC / Council Tax Band: TBC
- 10-year structural warranty included
- The shaker style kitchen features an extensive range of integrated appliances, with this including 'Hotpoint' integral oven and hob, fridge, freezer, dishwasher and washing machine.
- Service Charge: £578.56 PA



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Plots 2, Spire View, Gamlingay

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Gamlingay

Gamlingay is a popular, historic village located on the Cambridgeshire/Bedfordshire border. The village is charming and rich with its mix of character and history, and contains a wealth of shops, eateries and amenities for its residents. Shops include the local convenience store, pharmacy, Co-op store on Church St and Woodview Farm Shop on Potton Rd, which also includes its very own café. Eateries include a variety of public houses, Indian and Chinese takeaways and even a local sandwich bar with a linked Brasserie & wine bar. There is also a wealth of service business within the village, including hairdressers and barber shops and a mixture of garages, all of which offer their own specific trades suitable for motor vehicles. The village contains its own library, primary school and a mixture of clubs & societies as well.

Gamlingay is in the catchment area for Comberton Village College, which is rated 'Outstanding' by Ofsted, and is within proximity to a variety of local market towns such as Potton, Sandy, Biggleswade and St Neots, all of which contain a wealth of shops, eateries, amenities and transport links. The nearest trainline is in Sandy, which can be reached in approximately 12 minutes by car and provides regular journeys to London St Pancras in approximately 45 minutes. The A1(M) is also within easy reach from either Biggleswade or Sandy and the city of Cambridge can be reached in approximately 32 minutes by car via the A603.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

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