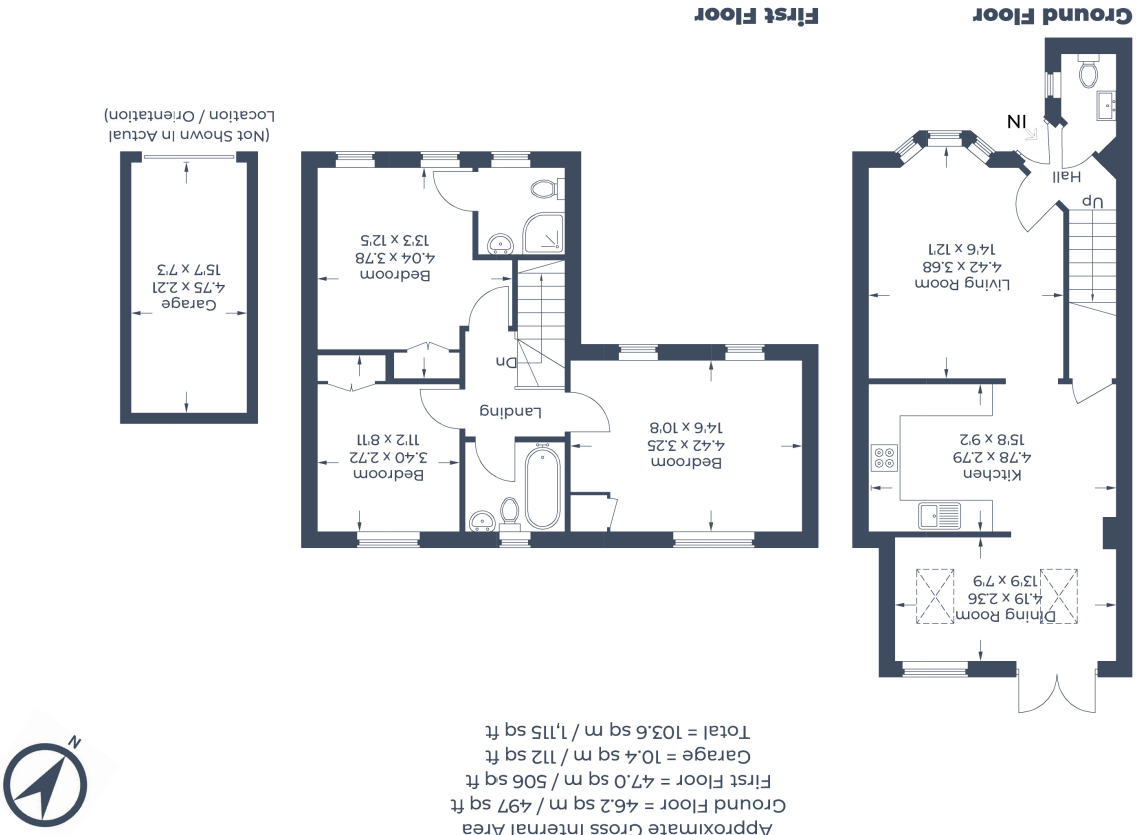


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21 Audley Close, Great Gransden, Cambridgeshire SG19 3RL

£375,000

- THREE DOUBLE BEDROOMS with EN-SUITE SHOWER ROOM to PRINCIPLE BEDROOM.
- BARNABAS OLEY PRIMARY SCHOOL, RATED "OUTSTANDING".
- SOUTH-EAST FACING GARDEN.
- OPEN KITCHEN & DINING ROOM WITH VAULTED CEILING.
- ENGINEERED OAK FLOORING to GROUND FLOOR.

- HIGHLY SOUGHT AFTER VILLAGE LOCATION.
- PVCu DOUBLE GLAZING THROUGHOUT.
- GARAGE.
- GROUND FLOOR CLOAKROOM/W.C.
- REFITTED FAMILY BATHROOM.

Introduction

An IMMACULATE and SURPRISINGLY SPACIOUS house situated in a cul-de-sac within this DESIRABLE VILLAGE LOCATION.

With LOUNGE, KITCHEN BREAKFAST ROOM & stylish DINING ROOM that opens onto the SOUTH-EAST FACING GARDEN on the ground floor and THREE DOUBLE BEDROOMS and REFITTED FAMILY BATHROOM to the first floor.

This home also benefits from a ground floor Cloakroom/W.C and EN-SUITE SHOWER ROOM to the Primary Bedroom.

For commuters Great Gransden is a sought after Village just 15 miles from the centre of Cambridge and has easy access to main routes and mainline train stations at St Neots and nearby Sandy. The Village has a thriving social scene appealing to all ages for those who wish to be involved. The Gransden and District Agricultural show is an annual event held towards the end of September.

Barnabas Oley CofE school, rated "Outstanding", provides primary schooling in the Village with Comberton Village College as secondary.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, electric storage heater, wood flooring, door to Lounge

Cloakroom/W.C

W.C, vanity unit with wash hand basin, frosted window, towel radiator, tiled floor

Lounge

bay window to the front aspect, wood flooring, TV point, wall light points, electric storage heater

Kitchen Breakfast Room

base and eye level cupboards, drawer units, work surfaces with ceramic single drainer sink unit, integrated electric fan assisted oven, hob and extractor, integrated dishwasher, washing machine, fridge freezer, wood flooring, under stairs storage cupboard

Dining Room

vaulted ceiling with two rooflight windows, window to the rear aspect, French doors to the rear garden, wood flooring, electric storage heater

First Floor

Bedroom One

two windows to the front aspect, built in wardrobe, fitted bookcase, electric Eco heater

En-Suite Shower Room

fully tiled corner shower, W.C, vanity unit with wash basin, frosted window, electric towel radiator,

Bedroom Two

windows to the front and rear aspect, airing cupboard with hot water cylinder, electric Eco heater, loft access

Bedroom Three

window to the rear aspect, built in wardrobe, electric Eco heater

Bathroom

half height tiling, refitted and comprising roll-top bath with fully tiled surround, W.C, pedestal wash basin, frosted window, electric towel radiator

Outside

Gardens

the front garden is laid to lawn with a path leading to the front door. The rear garden is fully enclosed, SOUTH EAST facing and laid to lawn with a patio and gated pedestrian access to the parking and GARAGE

Garage

at the rear of the property, en-bloc, a single Garage with power & light connected. There is also a parking space in front of the Garage

