



13 Ventura Avenue, Upper Cambourne, Cambridge. CB23 6HX

Malcolms independent professional estate agents are pleased to offer to the market this immaculately presented four bed detached family home. Ideally located on a quiet road, it overlooks hedgerow behind which a path leads to Sirius lake and the nature reserves within the Country Park beyond. Owned from new by one family, the property offers a large open plan kitchen dining room to the rear, which looks out onto the attractive south facing mature garden, as well as a separate study and spacious utility room. Upstairs four well proportioned bedrooms can be found with en-suite to bedroom 1 and family bathroom. Outside the property has a private driveway suitable for several cars leading to a detached garage, as well as a large shed.



£550,000 Freehold

PROPERTY DESCRIPTION

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The thriving community of Cambourne, is currently made up Great, West, Lower and Upper, where this property is located. Found just off the A428 between Cambridge (9 miles East) and St Neots (9 miles West), both with main line train stations to London, and excellent access to major road routes including the M11, A14 & A1, Cambourne is an excellent choice for commuters.

The four primary schools (Jeavons Wood, The Vine, Monkfield Park and Cambourne & Hardwick Community Primary School) feed into Cambourne Village College which is a member of The Cam Academy Trust, alongside Comberton Village College, which is regarded very highly within the region. Cambourne Village College welcomes its first intake of Sixth Form students in September 2024.

The village centre offers a wealth of amenities & facilities including one of only a handful of Morrisons flagship stores with café & petrol station, two hotels, Greens coffee shop, various take-away food establishments & restaurants, multiple playgrounds, family pub, The Cambridge Building Society, a dry cleaners, a library, a purpose built sports centre with social club, gym, astro turf & grass pitches, two cricket pitches, a health centre, two dentists, a pharmacy, Police Station and a Fire Station.

FEATURES

- Immaculately presented detached home
- Four bedrooms En Suite to bedroom 1
- Adjacent to pathway leading to lakes, country park and nature reserve
- Large kitchen/dining room to the rear
- Two reception rooms
- Mature & attractive rear garden
- Separate WC/utility room
- Solar panels
- Fibre broadband
- Viewing advised!
- Single garage and private driveway to the side
- Gas central heating



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, under stairs storage with motion sensor light, doors to:

Living Room

Full height window to front, 2 radiators, double doors to:

Kitchen/Family Room

Fitted with a matching range of base and eye level units with Silestone worktop space over cupboards, 1 1/2 bowl stainless steel sink, integrated dishwasher, fridge and freezer, five ring gas hob, integrated oven with separate integrated grill, gas boiler, window to rear, 3 radiators, double doors to rear garden.

Study

Window to front, radiator.

WC/Utility

Fitted with two piece suite including wash hand basin and low-level WC, silestone worktop, integrated BOSCH washing machine and generous storage, window to side.
Ground floor featuring HIVE central heating individual radiator controls

First Floor

Landing

Airing cupboard, with hot water tank and space for storage
Access to loft space – integrated ladder, light, partial boarding along entire length of property with shelving, solar panel batteries

Bedroom 1

Full height window to front, 2 radiators, large fitted wardrobe, door to:

En Suite Shower Room

Bedroom 2

Window to rear, radiator.

Bedroom 3

Two windows to front, radiator.

Bedroom 4

Window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising of panelled bath with overhead shower and glass screen, pedestal wash hand basin and low-level WC, headed towel rail.

Garden

The directly south facing private rear garden is mainly laid to lawn with a good size patio area beneath a bespoke solid oak pergola. The garden is well stocked with an array of mature trees such as silver birch, pear and olive, shrubs and climbing plants such as the wisteria and grape vines. Enclosed by a pleasant mix of brick and fencing, the garden provides a private safe space ideal for a family. A path, continuous with the patio, leads to side access to the driveway via a gate, a side access door to the garage and the large well maintained timber shed. The south facing aspect enables full enjoyment of the sun throughout the day and maximal gain from the eight solar panels on the property's rear facing roof. The front garden enjoys views of stunning sunsets over the nearby lake.

Garage

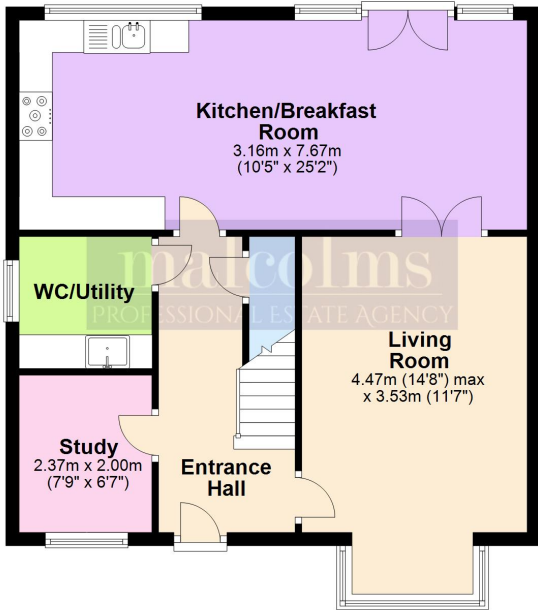


FLOORPLAN & EPC



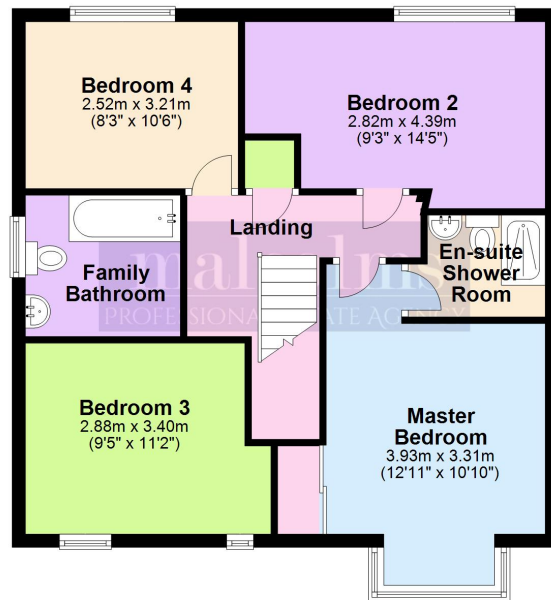
Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Cambourne
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