



1 Salgasson Walk, Great Cambourne, Cambridge. CB23 5FS

Malcolms local independent estate agents are pleased to offer to the market this popular design detached family home found in sought after central location. This detached home has four bedrooms with en-suite to bedroom 1, 2 reception rooms and a large fitted kitchen with utility area. Outside the property has a gated car port and private driveway. Gas fired heating & double glazing, enclosed walled garden.



£525,000 Freehold

PROPERTY DESCRIPTION

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The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1. The village centre offers a wealth of amenities & facilities including one of only a handful of Morrissons flagship stores with café & petrol station, a Hotel, Greens coffee shop, various take-away food establishments & restaurants, family pub, The Cambridge Building Society, a dry cleaners, a Library, Massiff bikes cycle shop, a purpose built sports centre with social club, gym, astro turf & grass pitches, 2 cricket pitches, a health centre, a dentist, a pharmacy with Post Office counter, Police Station and a Fire Station. Furthermore there are four Primary Schools which include Monkfield Park, The Blue School, The Vines & Jeavons Wood, which all filter into the newly opened secondary school Cambourne Village College, this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools

FEATURES

- Detached and spacious home
- Well presented throughout
- Four bedrooms En Suite to bedroom 1
- Good size open plan Kitchen/breakfast room
- Utility area
- Separate study
- Car port & Driveway
- Viewing advised!
- Gas central heating & double glazing



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, under stair storage cupboard, doors to:

Living Room

Window to side, window to rear, french style patio doors to rear garden.

Kitchen/breakfast room

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit, freestanding dishwasher, washing machine and a fridge/freezer, two windows to the side, windows to the front and rear, door to car port and driveway.

Study

Window to side and window to front.

WC

Fitted with a two piece suite comprising pedestal wash hand basin and close coupled WC.

First Floor

Bedroom 1

Window to the front, fitted wardrobe, radiator, door to:

En Suite Shower Room

Fitted with a three piece suite comprising pedestal hand wash basin, close coupled WC and a shower cubicle.

Bedroom 2

Window to rear, double wardrobe, radiator.

Bedroom 3

Window to rear, radiator.

Bedroom 4

Window to front, radiator.

Family Bathroom

Fitted with a three piece suite comprising close coupled WC, pedestal hand wash basin, panelled bath with shower over and screen. Fully tiled splashback, mirror, heated towel rail.

Garden

The rear garden is mainly laid to lawn with a decked area to the front and a patio area to the rear. There is raised borders housing an array of mature plants trees and shrubs. The rear garden also has a walled perimeter. There is side access leading to the front.

Car port & driveway

The property benefits from a gated carport with private driveway which leads to the rear garden.

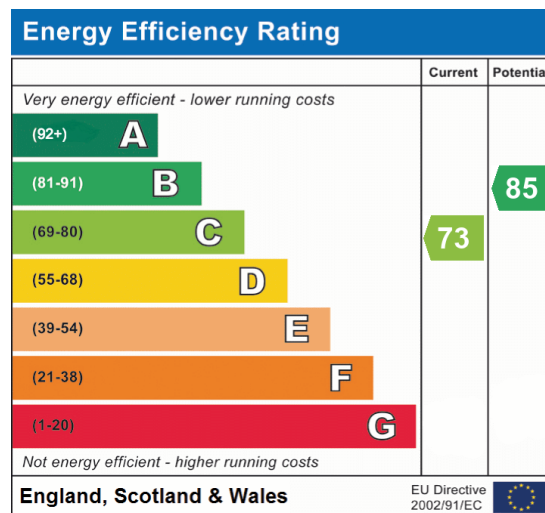
Agents notes

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. 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. 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH





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