



Kennedy
&co.

10 Fairfield

Gamlingay

SG19 3LG

Offers In Excess Of £500,000

- Detached 4 / 5 Bedroom Property
- Flexible Living Accommodation
- Quality Fitted Kitchen / Breakfast Room
- Formal Sitting Room
- 21ft x 11ft Family / Dining Room
- Study & Music Room / Snug
- Downstairs Shower Room & Family Bathroom
- South Facing Enclosed Rear Garden with Patio



Beautifully presented 4 / 5 bedroom detached family home offering versatile living accommodation for the growing family with ample off road parking & detached double width garage. Having been extended to the rear to create a 21ft x 11ft dining / family room. The property further benefits from a quality 24ft x 11ft kitchen / breakfast room, comprehensively fitted utility room, formal sitting room, study / bedroom & music room / snug. Externally there is an enclosed rear garden with large patio.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

Entrance door with central glazed panel opening into:

RECEPTION HALLWAY

Open tread staircase rising to the first floor, Karndean flooring, radiator, recessed ceiling lighting, door to inner hallway, further doors off to:

SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin & enclosed fully tiled shower cubicle, tiling to all splash areas & floor.

SITTING ROOM

16' 4" x 14' 5" (4.98m x 4.39m) Upvc double glazed French doors opening into family / dining room, feature stone built open fireplace, radiator.

KITCHEN / BREAKFAST ROOM

24' 6" x 11' 4" max (7.47m x 3.45m) Upvc double glazed window to the front aspect, further twin Upvc double glazed windows and 1/2 glazed casement door opening to the side aspect, beautifully fitted with a comprehensive range of

base & matching eye level units, marble worksurfaces & upstands with inset sink, integral dishwasher & fridge/ freezer, plumbing for washing machine, large breakfast bar with marble top & ample storage under, built in oven & combination microwave, inset induction hob with extractor over, recessed ceiling lighting, tiled flooring, radiator, space for table & chairs, Upvc double glazed French doors opening into:

FAMILY / DINING ROOM

21' 9" x 11' 5" (6.63m x 3.48m) Upvc double glazed windows to both side & rear aspect, Upvc double glazed French doors opening to the garden, Karndean flooring, twin electric panel heaters, three Velux roof lights, recessed ceiling lighting,

INNER HALLWAY

Doors off to:

STUDY / BEDROOM FIVE

15' 9" x 14' 2" max (4.8m x 4.32m) Currently part partitioned as two rooms. Twin Upvc double glazed windows to the front aspect, twin radiators, laminate flooring.

MUSIC ROOM / SNUG

8' 7" x 7' 8" (2.62m x 2.34m) Roof lantern, window & 1/2 glazed casement door to the rear aspect.

UTILITY ROOM

14' 2" x 5' 5" min (4.32m x 1.65m) Comprehensive range of larder, base & eye level units, work surface space, tiled flooring, heated towel rail, space for upright fridge & freezer, Upvc double glazed window & 1/2 glazed casement door to the rear aspect.

GALLERIED LANDING

Upvc double glazed window to the front aspect, storage cupboard, recessed ceiling lighting, doors off to all rooms.

BEDROOM

12' 8" x 7' 4" (3.86m x 2.24m) Upvc double glazed window to the front aspect, radiator.

BEDROOM

13' 7" x 10' 9" (4.14m x 3.28m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM

11' 4" x 9' 9" (3.45m x 2.97m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM

11' 4" x 6' 9" (3.45m x 2.06m) Upvc double glazed window to the front aspect, radiator.

FAMILY BATHROOM

Upvc double glazed window to the side three piece suite comprising low level Wc, vanity wash hand basin & bath with fitted shower, heated towel rail, recessed ceiling lighting.

REAR GARDEN

South facing rear garden with large patio area which continues around one side of the property, shaped lawn with well stocked tree & shrub borders, enclosed by timber panel fencing, gated access to driveway & garage.

FRONT GARDEN

Block paved providing off road parking, access to driveway.

DRIVEWAY

Set to the side of the property, providing additional off road parking for a number of vehicles, timber shed.

DETACHED DOUBLE WIDTH GARAGE

Roller door, power & light connected.





COUNCIL TAX BAND

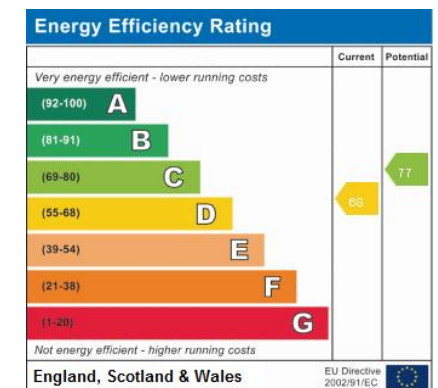
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements