



Kennedy
&co.

St. Edes Way

Gamlingay

SG19 3EZ

Guide Price £650,000 / £700,000

- Executive Detached Property
- Small Select Development
- Comberton School Catchment Area
- Open Plan Kitchen / Breakfast Room
- Three Reception Rooms
- Master Bedroom with Vaulted Ceiling & En-Suite
- Four Piece Family Bathroom Suite
- Walking Distance to all Local Facilities & School



Stunning detached executive family home sitting on a good size walled plot on this small select development. Offered for sale in 'Show home condition'. The property benefits from separate reception rooms, fitted kitchen / breakfast room leading into the family room, with bi folding doors opening to the rear garden. To the first floor are four double bedrooms with master en-suite shower room. Externally there is a part converted double garage and enclosed rear & side garden.

Built by Morris Homes in 2022 to the 'Winster' design the property benefits from the balance of the NHBC guarantee.

Composite entrance door with fanlight opening into:

SPACIOUS RECEPTION HALLWAY

'Herringbone' flooring, designer radiator, stairs rising to the first floor with bespoke built in under stairs storage, white panel doors off to all rooms.

LOUNGE

Upvc double glazed window to the front aspect with fitted shutters, twin radiators, tiled recess housing gel effect stove.

DINING ROOM

Dual aspect room with Upvc double glazed windows to both the front and side aspects with fitted shutters, radiator, 'Herringbone' flooring.

CLOAKROOM

Two piece suite comprising low level Wc and pedestal wash hand basin, tiling to splash areas, radiator, 'Herringbone' flooring, extractor fan.

KITCHEN / BREAKFAST ROOM

Dual aspect room with Upvc double glazed windows to both the side and rear aspects, 1/2 glazed casement door opening to the rear garden, comprehensively fitted with a quality range of matching base and eye

level units, inset under pelmet lighting, quartz work surfaces and upstands, inset 11/2 bowl sink, range of built in (nearly new) Neff appliances to include a built in self-cleaning oven with retractable door, combination microwave and integral fridge / freezer, large central island / breakfast bar with inset 5 ring gas hob with extractor over and seating for 6 people, recessed ceiling lighting, radiator, 'Herringbone' flooring, door to utility room, opening through to:

FAMILY ROOM

Vaulted glazed roof, bi fold doors opening to the rear garden, 'Herringbone' flooring, radiator.

UTILITY ROOM

Upvc double glazed window to the side aspect with fitted shutter, range of fitted base units, quartz work surfaces and upstands, inset sink, integral washing machine, cupboard housing gas fired boiler, 'Herringbone' flooring.

GALLERIED FIRST FLOOR LANDING

Upvc double glazed window with fitted shutter to the front aspect, radiator, airing cupboard, loft access, white panel doors off to all rooms.

MASTER BEDROOM

Dual aspect room with twin Upvc double glazed windows to the rear aspect and side aspect with fitted shutters, vaulted ceiling, radiator, three built in double wardrobes, door off to:

EN-SUITE SHOWER ROOM

Three piece suite comprising low level Wc, pedestal wash hand basin and fully enclosed shower cubicle, tiling to all splash areas, heated towel rail, extractor fan, radiator.

BEDROOM TWO

Dual aspect with Upvc double glazed windows to both the front and side aspects with fitted shutters, radiator, fitted double wardrobe, door to family bathroom (currently boarded up).

BEDROOM THREE

Upvc double glazed window to the rear aspect with fitted shutter, radiator.

BEDROOM FOUR

Upvc double glazed window to the front aspect with fitted shutter, radiator.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc, wall mounted vanity wash hand basin, bath and fully enclosed and tiled shower cubicle, tiling to all splash areas, heated towel rail, recessed ceiling lighting, extractor fan.

FRONT GARDEN

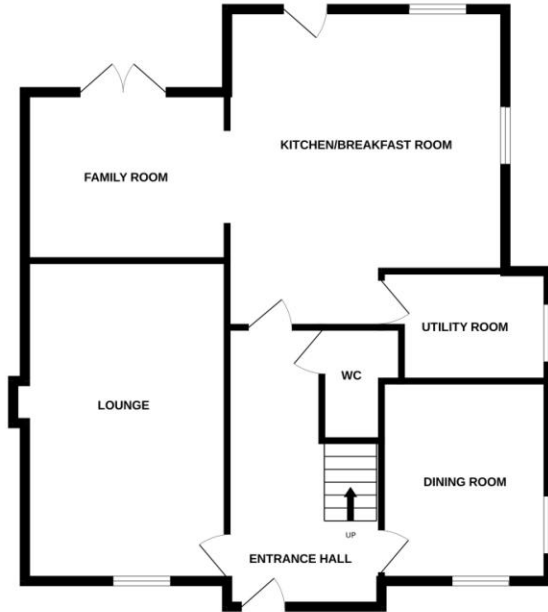
Block paved driveway providing off road parking for two vehicles and leading to the detached double garage which has been part converted to provide storage to the front and home office / gym to the rear. Pathway to entrance door, gated access to rear garden. EV charging point.

SECLUDED REAR GARDEN

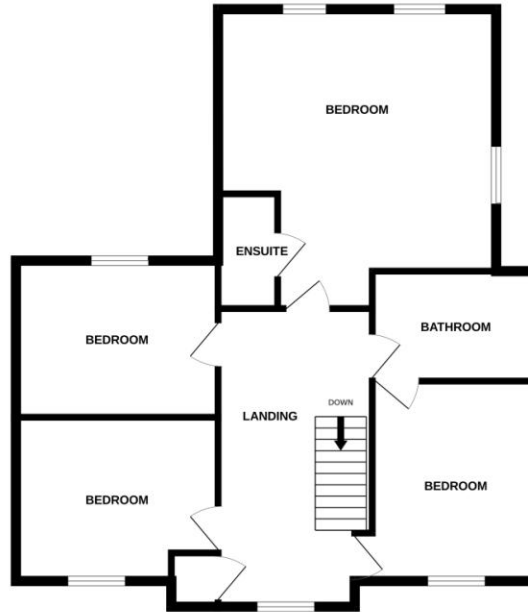
Being of an excellent size predominantly laid to lawn with some specimen trees, enclosed by brick walling and timber panel fencing, large patio area providing an excellent outdoor entertaining space, personal door to garage, metal storage shed, outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

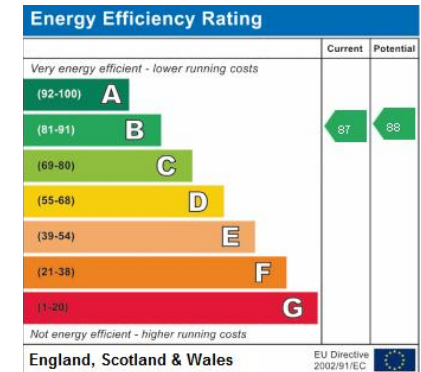
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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