



Kennedy
&co.

Brockwood Close

Gamlingay

SG19 3EG

Asking Price Of £430,000

- Detached Bungalow
- Two / Three Bedrooms
- En-Suite Shower to Master Bedroom
- Fitted Kitchen
- Sitting Room
- Conservatory
- Cul De Sac Location
- Established Rear Garden



Rarely available detached bungalow in cul de sac location within walking distance of all local amenities. Benefiting from two / three bedrooms, with master en-suite, sitting room and conservatory. Externally there is a well-established rear garden, driveway providing off road parking and single garage.

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.

Upvc double glazed door to:-



ENTRANCE HALLWAY

Hatch to loft space, coving to ceiling, cupboard housing meters, airing cupboard housing gas fired boiler and linen shelving, doors to all principle rooms.

KITCHEN

10' 3" x 9' 8" (3.12m x 2.95m) Upvc double glazed leaded window to front elevation, modern fitted kitchen with a range of base and matching eye level units, work surface space with tiling to all splash areas, inset single bowl sink unit, integral slimline dishwasher, built in oven with inset ceramic hob and stainless steel extractor over, space for upright fridge / freezer, radiator, tiled flooring, part double glazed Upvc door opening to side porch.



SIDE PORCH

7' 3" x 4' 3" (2.21m x 1.3m) Upvc double glazed windows to side aspect, part double glazed Upvc door opening to the rear garden.

SITTING ROOM

16' 3" x 11' 6" (4.95m x 3.51m) Coving to ceiling, stone fireplace with electric fire, radiator, Upvc double glazed patio doors to:-

CONSERVATORY

12' 4" x 8' 3" (3.76m x 2.51 m) Brick built with Upvc double glazed windows and double glazed patio doors to garden, power socket, ceramic tiled flooring.

BEDROOM ONE

12' 0" x 11' 7" (3.66m x 3.53m) Upvc double glazed leaded window to front elevation, radiator, coving to ceiling, door to:-

ENSUITE

Upvc double glazed frosted window to side elevation, three piece suite comprising fully tiled shower cubicle with 'mira' shower, wash hand basin, low level w.c, tiled to splash blacks, heated towel rail.

BEDROOM TWO

12' 6" x 8' 7" (3.81m x 2.62m) Upvc double glazed window to rear elevation, radiator, coving to ceiling.

BEDROOM THREE / DINING ROOM

12' 7" x 7' 9" (3.84m x 2.36m) Upvc double glazed window to rear elevation, coving to ceiling, radiator.

FAMILY BATHROOM

Upvc double glazed leaded window to front elevation, three piece suite comprising panelled bath with fitted 'triton' shower over, low level Wc and wash hand basin, tiled to splash backs, shaver socket, radiator.

FRONT GARDEN

Mono block pathway leading to ramp to entrance door, mainly laid to lawn with an array of mature shrubs, outside tap, tarmac driveway to side providing off road parking for two vehicles leading to:-

SINGLE GARAGE

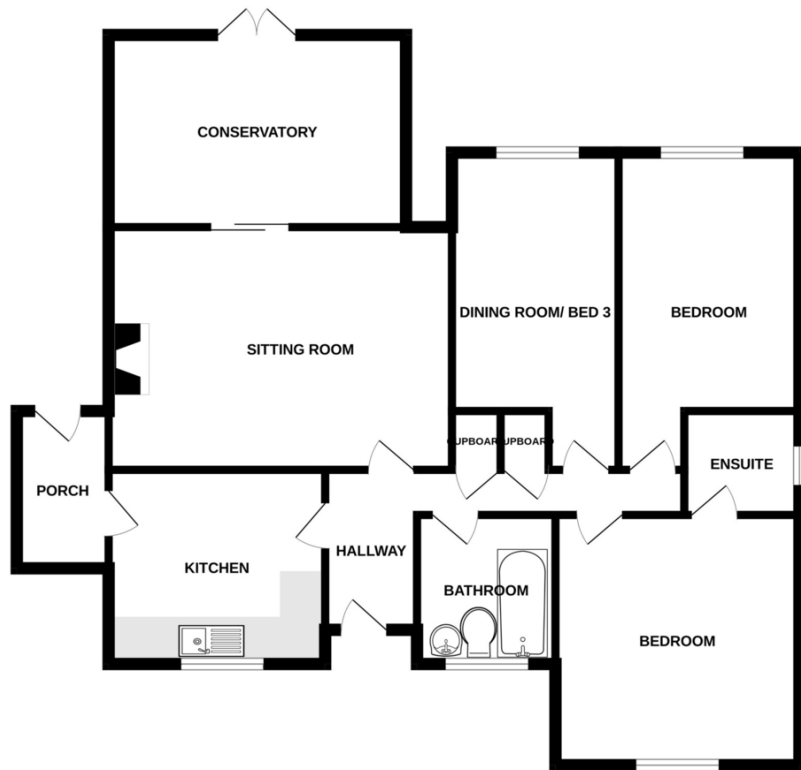
17' 8" x 8' 9" (5.38m x 2.67m) Up and over door, storage to eaves, power and light connected, shelving to rear, personal door to garden, security light to front.

REAR GARDEN

Fully enclosed very private garden, paved patio area, mainly laid to lawn with an array of mature shrubs to borders, summer house with power and light connected, gated side access to front, water butt, gate to driveway.



GROUND 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

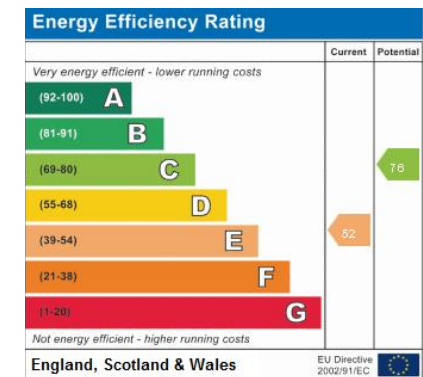
Tax band E

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