



**Kennedy**  
&co.

**Bunyan Close**

Gamlingay

SG19 3JD

**Asking Price Of £585,000**

- Extended Four Bedroom Detached Family Home
- Small Development of just 11 Executive Properties
- Stunning Open Plan Kitchen / Breakfast / Dining Room
- Separate Reception Rooms
- Detached Double Garage & Ample Off-Road Parking
- Master Bedroom with Bathroom En-Suite
- Beautifully Tended Rear Garden
- Comberton School Catchment Area





Extended detached family home on a small private development of just 11 properties. Located within walking distance of all local amenities. Benefiting from a stunning open plan kitchen / breakfast / dining room, 29ft sitting room, four bedrooms with master en-suite bathroom. Externally there is a detached double garage, ample off road parking for a number of vehicles & delightful enclosed rear garden.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 and 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.

The local school 'Gamlingay Village Primary' is just a short walk away & falls within the highly regarded Comberton School catchment area.

#### **RECEPTION LOBBY**

Part glazed door to main reception hallway, tiled flooring, radiator, coving to ceiling, further door to:

#### **CLOAKROOM**

Upvc double glazed window to the first aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, coving to ceiling, tiled flooring, radiator.

#### **RECEPTION HALLWAY**

Tiled flooring, coving to ceiling, cloaks cupboard, under stairs cupboard, dog leg staircase rising to the first floor, doors off to:

#### **KITCHEN / BREAKFAST / DINING ROOM**

23' 5" x 20' 7" (7.14m x 6.27m) (L Shaped maximum measurements) Dual aspect with Upvc double glazed window to the front and twin sets of Upvc French doors opening to the rear aspect, fitted with a comprehensive range of base and eye level units, ample work surface space with inset 1 1/2 bowl sink unit, breakfast bar with granite

work surface and cupboards under, plumbing for washing machine, integral oven with inset gas hob, concealed extractor hood, cupboard housing gas fired boiler, space for upright fridge / freezer, tiled flooring, coving to ceiling, vertical radiator, further Upvc double glazed window to the side aspect, 1/2 glazed Upvc casement door opening to the side passageway, radiator, space for dining table and chairs.

#### **STUDY**

7' 2" x 6' 5" (2.18m x 1.96m) Upvc double glazed window to the front aspect, radiator, coving to ceiling.

#### **SITTING ROOM**

29' 1" x 11' 2" (8.86m x 3.4m) Dual aspect with Upvc double glazed window to the front aspect and Upvc double glazed French doors opening to the rear garden, three radiators, coving to ceiling, feature inset gas fire, further Upvc double glazed window to the side aspect.

### FIRST FLOOR LANDING

Upvc double glazed window to the front aspect at 1/2 landing, loft access, airing cupboard, doors off to all rooms.

### MASTER BEDROOM

15' 8" x 11' 2" (4.78m x 3.4m) Dual aspect with Upvc double glazed windows to both the front and rear aspects, vaulted ceiling, twin radiators, coving to ceiling, door of to:

### EN-SUITE BATHROOM

7' 1" x 6' 3" (2.16m x 1.91m) Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and bath with fitted telephone style shower attachment, radiator, coving to ceiling, extractor fan, tiling to all splash areas and floor.

### BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m) Upvc double glazed windows to the rear and both side aspects, coving to ceiling, radiator.

### BEDROOM THREE

11' 11" x 9' 1" (3.63m x 2.77m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

### BEDROOM FOUR

12' 4" x 7' 2" (3.76m x 2.18m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling, laminate flooring.

### BATHROOM

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed shower cubicle, heated towel rail, tiling to all walls, extractor fan, coving to ceiling.

### ENCLOSED REAR GARDEN

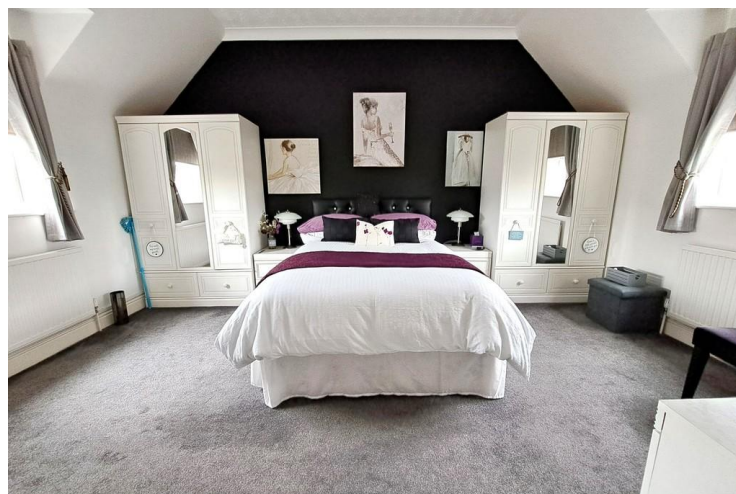
Large patio area set to the rear of the property leading to lawn, further sun trap patio area set to one side, shrub beds to both rear and one side aspect, enclosed by timber panel fencing, side storage area, outside tap, patio pathway to one side of property leading to gated access to the driveway, bin storage area, personal door to double garage.

### DETACHED DOUBLE GARAGE

17' 0" x 16' 2" (5.18m x 4.93m) Twin up and over doors, large loft space, power and light connected.

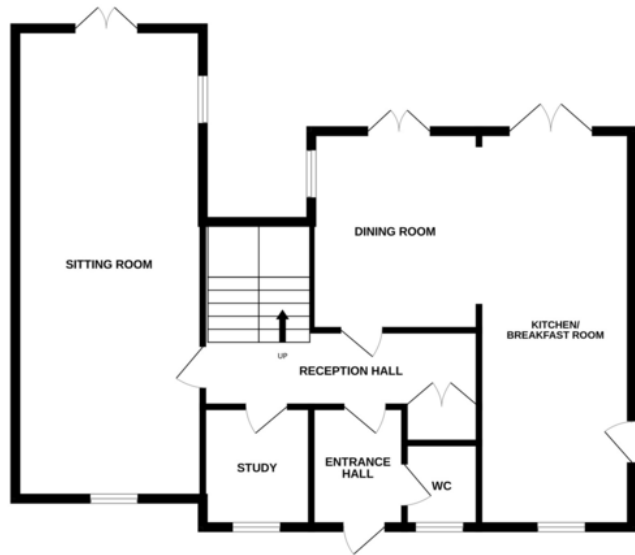
### BLOCK PAVED DRIVEWAY

Large block paved driveway providing off road parking for a number of vehicles.

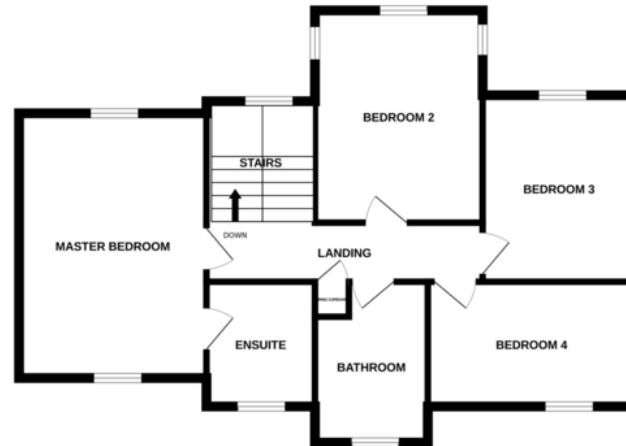




GROUND FLOOR



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.  
Made with Metropix ©2023

**COUNCIL TAX BAND**

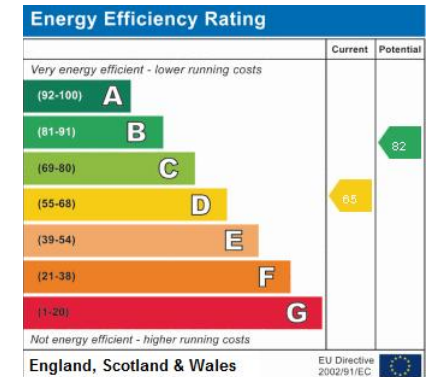
Tax band F

**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 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