JOHNS CLOSE, FOWLMERE

Situated in the highly desirable South Cambridgeshire village of Fowlmere and set in a quiet cul-de-sac, is this extended family home. Accommodation which offers flexible living space briefly comprises 19ft lounge, dining room, study, kitchen/breakfast room, W.C., four well proportioned bedrooms and bathroom.

- Detached Family Home
- Well Extended
- Four Well Proportioned Bedrooms
- 19ft Lounge
- Three Further Reception Rooms
- Kitchen/Breakfast Room
- Double Garage & Driveway/Parking
- Quiet Cul-De-Sac Location
- Flexible Accommodation

OFFERS IN EXCESS OF
£435,000

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 a 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 of these approximate room sizes are only intended as general guidance. You should verify the dimensions carefully before ordering carpets or any built-in furniture. 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 finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE INTENTIONS BEING TO CONVEY PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTON WISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SecURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.
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OFFERS IN EXCESS OF
£435,000

Situated in the highly desirable South Cambridgeshire village of Fowlmere and set in a quiet cul-de-sac, is this extended family home.

Accommodation which offers flexible living space briefly comprises 19ft lounge, dining room, study, kitchen/breakfast room, W.C., four double bedrooms and bathroom.

The property further benefits from double glazing throughout, oil central heating, conservatory, enclosed garden, double garage and driveway parking. Internal viewings are highly advised.

GROUND FLOOR

ENTRANCE HALL
Door to front, radiator, stairs to first floor.

CLOAKROOM
Obscured double glazed window to front, fitted with wash hand basin and W.C.

STUDY/PLAY ROOM
10' 9" x 10' 3" (3.29m x 3.13m)
Three double glazed windows to front, radiator, inset spotlights.

LOUNGE
19' 3" x 11' 1" (5.88m x 3.65m)
Double glazed window to rear, patio doors to conservatory, radiator, feature fireplace with electric fire, inset spotlights.

CONSERVATORY
17' 5" x 7' 0" (5.33m x 2.14m)
Glazed construction with dwarf brick wall, two sets of French doors to rear.

LOBBY
Tiled flooring, storage cupboard.

KITCHEN/BREAKFAST ROOM
18' 9" x 7' 6" (5.73m x 2.29m)
Two double glazed windows to rear, fitted with a range of wall and base units with work surfaces over housing double sink and drainer unit, built in eye level oven and microwave, space for fridge and freezer, space for dishwasher, exposed brickwork, hob with extractor fan over, breakfast bar.

Utility area with space and plumbing for washing machine and tumble dryer, base units with work surface over housing sink.

DINING ROOM
11' 10" x 8' 1" (3.62m x 2.48m)
Double glazed window to front and side, two radiators.

FIRST FLOOR

LANDING
Two double glazed windows to front, loft hatch, over stairs cupboard housing hot water cylinder.

MASTER BEDROOM
12' 4" x 10' 2" (3.77m x 3.11m)
Double glazed window to rear, radiator, range of fitted bedside units comprising wardrobes.

BEDROOM 2
10' 5" x 9' 6" (3.19m x 2.91m)
Two double glazed windows to rear, radiator, fitted wardrobes.

BEDROOM 3
12' 4" x 8' 1" (3.76m x 2.48m)
Double glazed window to rear, radiator, fitted wardrobe.

BEDROOM 4
8' 9" x 7' 5" (2.69m x 2.27m)
Double glazed window to front, radiator.

BATHROOM
Obscured double glazed window to front, fitted with four piece suite comprising shower cubicle, wash hand basin, bath and W.C., radiator, fully tiled walls.

OUTSIDE

FRONT & PARKING
Situated in a tucked away position in a quiet cul-de-sac, driveway parking for multiple whip including leading to double garage.

DOUBLE GARAGE
16' 11" x 16' 6" (5.17m x 5.05m)
Up and over door, power and lighting connected, side door to garden.

REAR GARDEN
Enclosed rear garden which wraps around the property and is mainly laid to lawn, mature tree and hedge planting, side access gate, side door to garage, garden shed, patio area.