



School Lane, Lower Cambourne, CB23 5DX



School Lane

Lower Cambourne,
CB23 5DX

- No Upward Chain
- Generous and Versatile Accommodation
- Gated Driveway Leading to Double Garage
- Envidable Position Overlooking an Attractive Green
- Well Proportioned and Secluded Garden

An imposing detached residence occupying an enviable position overlooking an attractive green. The versatile accommodation extends to approximately 2120 sq. ft. Arranged over three floors with the added benefit of ample driveway parking leading to the garage and a generous secluded garden.

6 4 3

Guide Price £675,000





LOCATION

Cambourne is thriving town located 9 miles to the east of Cambridge and is well-placed for access to major routes including the A428 and A14. The village boasts a range of amenities including a bank, café, pharmacy, restaurants, shops, dentist, public house and doctor's surgery. Schooling is catered for by a variety of local primary and junior schools to secondary education at Cambourne Village College.

GROUND FLOOR**ENTRANCE HALLWAY**

With entrance door, window to the front aspect, wood effect flooring, stairs to the first floor, doors to

LOUNGE

With windows to the front aspect, wood effect flooring, gas fireplace with stone hearth and surround with wooden mantle, bifold doors opening to the garden room

GARDEN ROOM

With lantern roof light over, windows to the side aspect, tiled floor, electric underfloor heating, bifold doors with integrated blinds opening to the garden

DINING ROOM

With windows to the rear aspect, wood effect flooring, storage cupboard

KITCHEN

With window to the rear aspect, bespoke fitted kitchen with range of matching eye and base level units, oak worktop with inset sink and drainer with mixer tap over, breakfast bar, integrated full height fridge, integrated under counter freezer, space for oven with extractor hood over, space for washing machine, tumble dryer and dishwasher part tiled walls, door to the garden

STUDY

With windows to the front aspect, wood effect flooring

GUEST CLOAKROOM

With window to the front aspect, low level wc, wash basin with cupboard below and chrome mixer tap over, wood effect flooring, part tiled walls

FIRST FLOOR**LANDING**

With stairs to the second floor, doors to

PRINCIPAL BEDROOM

With windows to the front aspect, integral wardrobes, wood effect flooring, door to

EN-SUITE SHOWER ROOM

With windows to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, panelled bath with telephone style mixer tap over, vanity unit with inset basin and large corner shower, tiled walls, tiled floor, heated towel rail

BEDROOM TWO

With windows to the rear aspect, integral wardrobes, wood effect flooring, door to

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc, pedestal wash basin, glass and chrome shower cubicle, wood effect flooring, tiled walls

BEDROOM THREE

With windows to the front aspect, integral wardrobes

BEDROOM FOUR

With windows to the front aspect, integral wardrobes

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap over and 'P' shaped bath with shower over, chrome heated towel rail, tiled walls

SECOND FLOOR**LANDING**

With Velux window, storage cupboard, cupboard housing hot water cylinder, doors to

BEDROOM FIVE

With Velux window, dormer window to the front aspect, wood effect flooring, fitted wardrobes, door to

EN-SUITE SHOWER ROOM

With suite comprising; low level wc, glass and chrome shower enclosure, pedestal wash basin, tiled walls, wood effect flooring


BEDROOM SIX

With Velux window, dormer window to the front aspect, wood effect flooring, eaves storage cupboard, loft access via hatch

OUTSIDE

The fully enclosed and secluded rear garden enjoys a southerly aspect and is mostly laid to lawn with a large patio area, a door to the garage, an outside tap, feature shrub borders, external lights and gated side access.



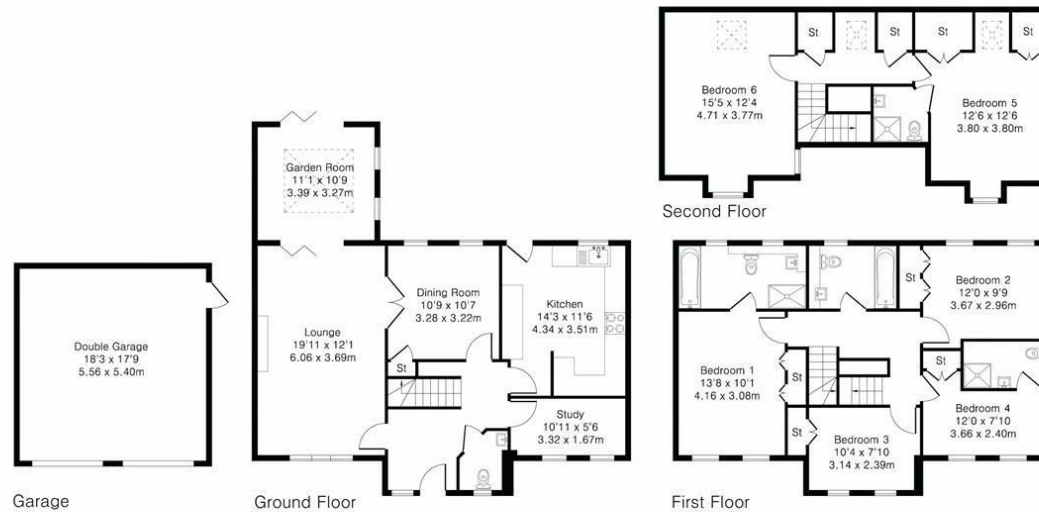
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £675,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridge



Approximate Gross Internal Area 2120 sq ft – 198 sq m
 Ground Floor Area 857 sq ft – 80 sq m
 First Floor Area 727 sq ft – 68 sq m
 Second Floor Area 536 sq ft – 50 sq m
 Garage Area 323 sq ft – 30 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.