



Cowslip Lane, Gamlingay, SG19 3LZ

Asking price £500,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

**\*\*\*ABSOLUTELY STUNNING SEMI DETACHED FAMILY HOME WITH AN AMAZING INTERIOR AND GENEROUS GARDENS\*\*\***

Situated at the end of this exclusive cul-de-sac and offering a simply awesome interior design that really delivers the 'WOW' factor and has to be seen to really be appreciated!!

The real 'centre' to this remarkable home is the fantastic curved staircase which is accessed from the gorgeous open plan kitchen/ dining room that also offers a huge span of bi-folding doors that open up to the glorious gardens.

The house is packed with features and technology, with engineered oak flooring throughout the majority of the ground floor accommodation with under floor heating and a central 'Hub' which allows you to control the lighting and heating and other features of the whole house from either the hub itself or from a mobile app if preferred!!

With three good size double bedrooms (all with built in full height wardrobes), two bathrooms, a high quality kitchen (with integrated appliances), a separate utility room and a ground floor cloakroom, there's a lot to love and that's without mentioning the gardens which are just lovely and extremely generous for such a modern home.

In addition to all of this, there's also an integral garage and block paved driveway for three cars!!

Viewing is absolutely essential to really understand just how good this home really is!!!





**Entrance Via**

**Entrance Vestibule**

5'9 x 3'11 (1.75m x 1.19m)

**Living Room**

14'3 x 11'11 (4.34m x 3.63m)

**Dining Area**

15'0 x 13'1 (4.57m x 3.99m)

**Kitchen**

13'1 x 8'9 (3.99m x 2.67m)

**Utility Room**

7'6 x 5'8 (2.29m x 1.73m)

**Cloakroom**

5'6 x 5'0 (1.68m x 1.52m)

**First Floor Landing**

**Bedroom One**

16'9 x 9'9 max (5.11m x 2.97m max)

**En Suite Shower Room**

6'11 x 5'9 (2.11m x 1.75m)

**Bedroom Two**

12'2 x 11'9 (3.71m x 3.58m)

**Bedroom Three**

11'10 x 9'10 (3.61m x 3.00m)

**Bathroom**

10'9 max x 5'9 (3.32m max x 1.75m)

**Rear Garden**

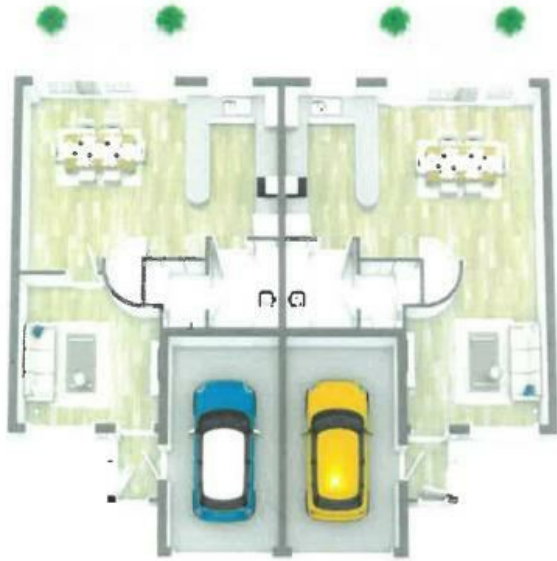
**Garage**

17'4 x 9'0 (5.28m x 2.74m)

**Front Of Property**

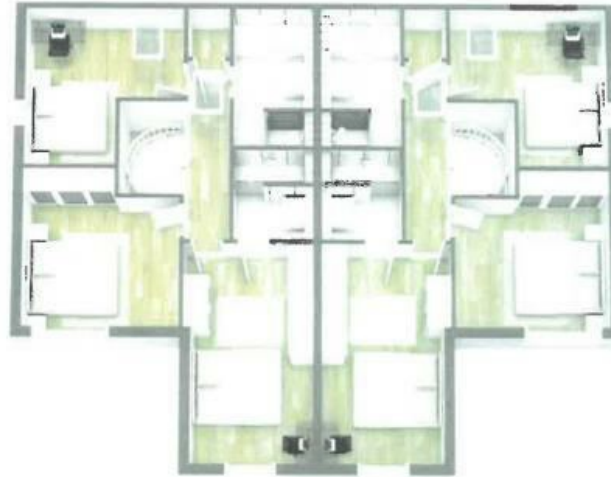
**Agents Note**





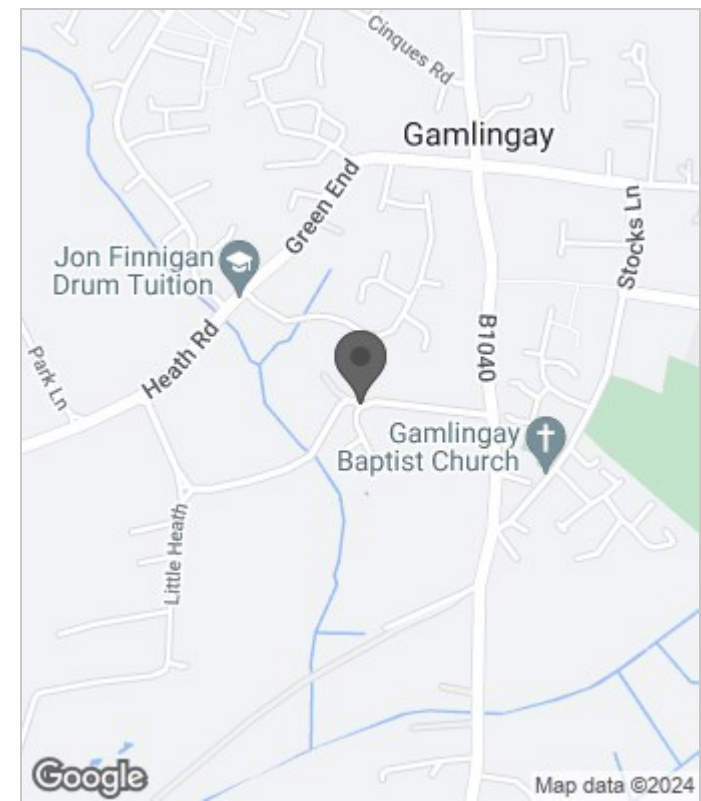
### GROUND FLOOR

Open plan Kitchen/diner  
Lounge  
Utility room  
WC  
Entrance hall  
Garage



### FIRST FLOOR

Bedroom 1  
Ensuite shower room  
Bedroom 2  
Bedroom 3  
Family bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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