



Poppyfields, Gamlingay, SG19 3DG

Offers over £475,000

 4  2  2  B

LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this stunning four double bedrooom extended family detached home situated in the highly sought after Village of Gamlingay.

The home has had been modernised by the current owners with the real hub of the home being the fully re-fitted and Vaulted Kitchen/Breakfast/Family room that has the breakfast area, the kitchen area and that all important snug area so it really is the central point of the home and of course adorned with an array of fitted appliances. The downstairs cloakroom has recently been refitted and there is a 15'5 lounge. To the first floor are two double bedrooms and the family bathroom that again has recently been re-fitted. To the second floor you have the main bedroom with an extensive range oif fitted bedroom furniture. There is bedroom four that at 14'8 is also a great double and the Re-fitted "Jack and Jill" Shower room completes the impressive internal accomodation of this family home.

Now a real plus its the garage has been converted with the back part being fully insulated and would make the perfect office or studio for those working from home. The front portion is a storage area ideal for bikes, garden equipment or garden furniture during the winter months. The rear garden is South facing making it perfect for those sun worshipers and has been made low maintenance with artificial grass.

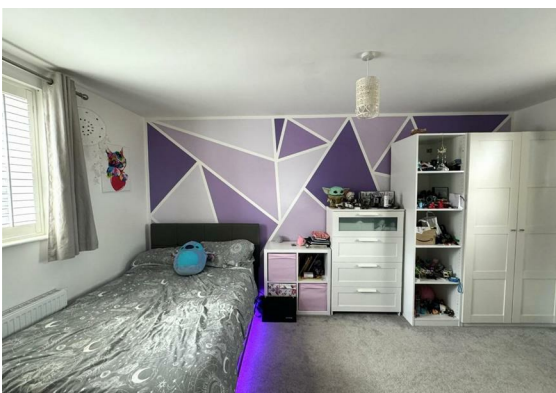
Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

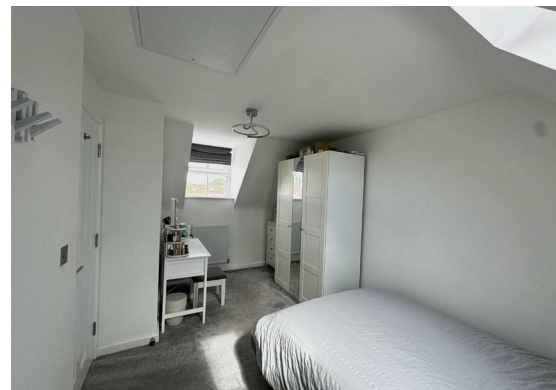
Situated on the edge of Gamlingay Village, everything is at hand including primary school and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub. Did i mention it is within the popular Comberton school Catchment.

Entrance

Entrance Hall

W.c





Lounge
15'5 x 10'4 (4.70m x 3.15m)

Kitchen/Breakfast Room/Family Room
25' x 22'3 (7.62m x 6.78m)

First Floor

Landing

Bedroom Two
15'5 x 10'6 (4.70m x 3.20m)

Bedroom Three
15'5 x 8'9 (4.70m x 2.67m)

Family Bathroom

Second Floor

Bedroom One
13'2 x 10'8 (4.01m x 3.25m)

Bedroom Four
14'8 x 8'7 (4.47m x 2.62m)

Jack and Jill Shower Room

Outside

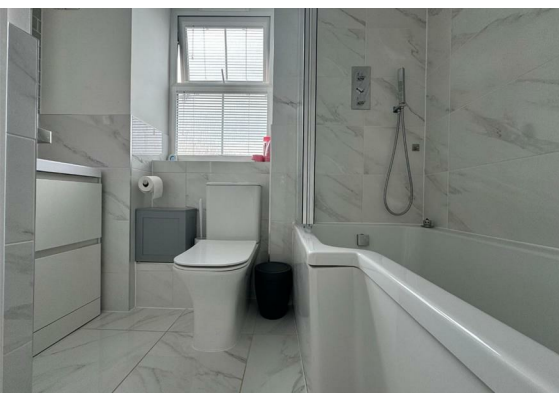
Rear Garden

Office/Studio

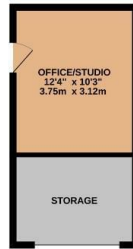
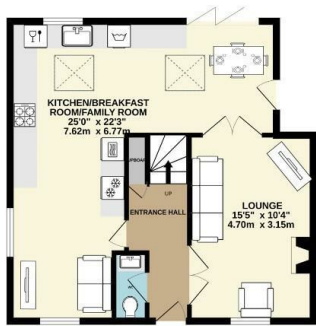
Front garden

Driveway to side

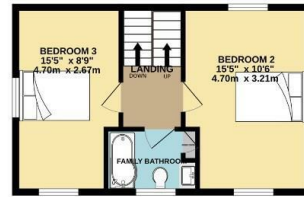
Storage



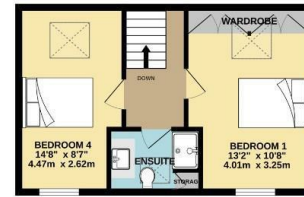
GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

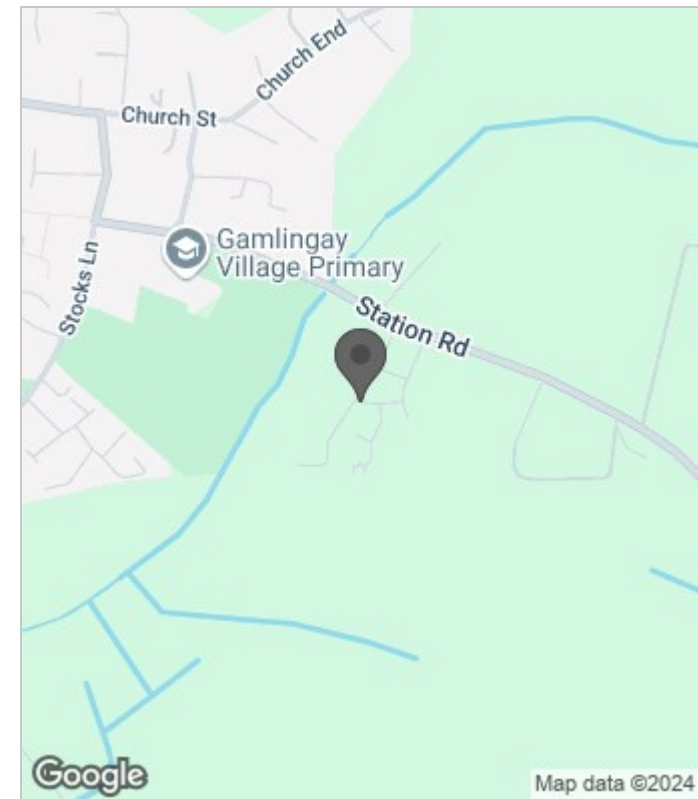


2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

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 ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.