



4 KINGFISHER CLOSE

Bourn, Cambridge



VERSATILE DETACHED FAMILY HOME SITUATED IN A PEACEFUL CUL DE SAC

Thoughtfully extended corner plot house, with a front driveway, single garage and solar panels located in a highly regarded village to the west of the city.

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Local Authority: South Cambridgeshire District Council
Council Tax band: F

Services: Mains electricity with air source heat pump, mains water and drainage.
Tenure: Freehold

THE PROPERTY

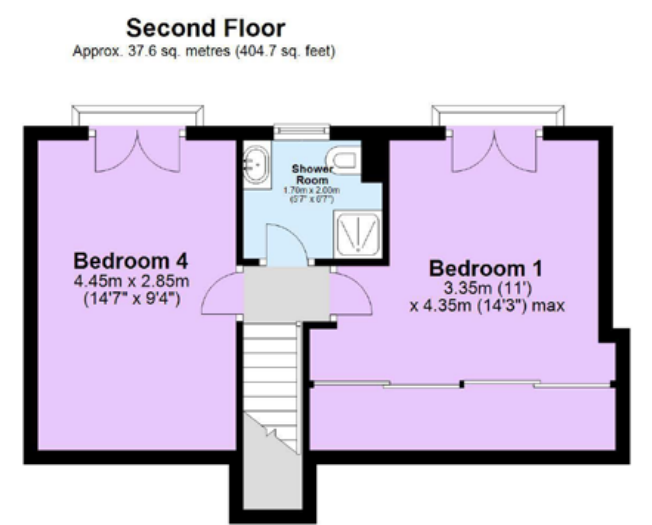
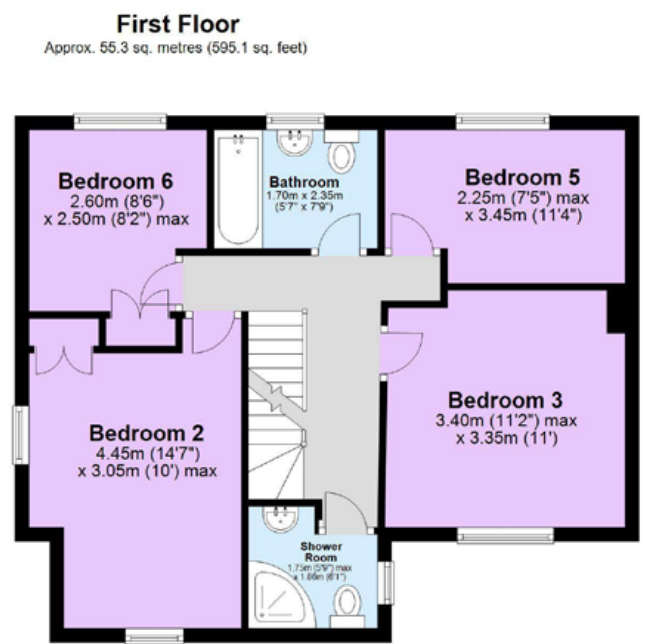
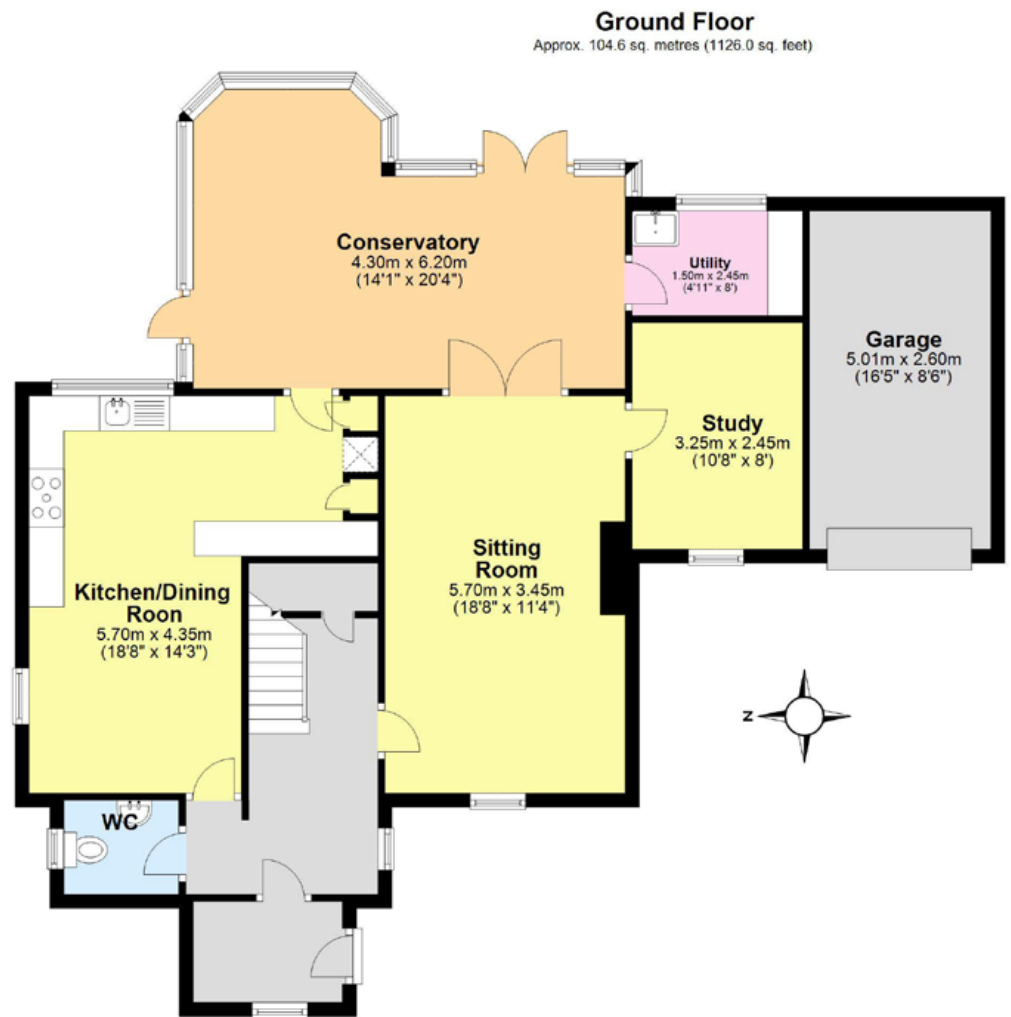
Spacious and bright living across three floors, featuring a large kitchen/breakfast room seamlessly connected to a double-glazed conservatory overlooking a mature rear garden. The ground floor includes a utility room, a living room, and a study. The first floor houses four bedrooms, complemented by a family bathroom and shower room, while the attic conversion adds two double bedrooms and an additional shower room.

Outside, the rear garden is extensively laid to lawn, with an outdoor patio area perfect for entertaining.

LOCATION

Bourn is located approximately 8 miles west of Cambridge and offers a range of local amenities including a post office, church, café, public houses/restaurants, and a primary school. Excellent transport links via the A428 facilitate easy access to Cambridge, while St Neots provides mainline train services to London.





Approximate Gross Internal Area
Ground Floor = 104.5 sq m / 1125.0 sq ft
First Floor = 55.4 sq m / 596.3 sq ft
Second Floor = 36.9 sq m / 397.3 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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