



JOSHUA JAMES

ESTATE AGENTS

Poppyfields, Gamlingay, Sandy, Bedfordshire, SG19 3DG

Offers Over £475,000

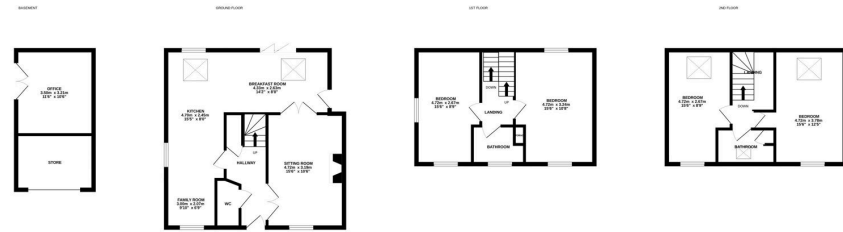
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- Extended & Remodelled Detached Family Home
- Spacious Sitting room
- Four Double Bedrooms
- Low Maintenance Rear Garden
- Walking Distance of all Local Amenities & School
- Stunning Open Plan Kitchen / Breakfast / Family Room
- Set Over Three Storeys
- Family Bathroom & Shower Room
- Home Office / Gym
- Countryside Walks on your Doorstep



Detached family home located on the edge of Gamlingay village with Millbrook Meadows just a short walk away. Having been tastefully extended & remodelled to create a stunning open plan kitchen / breakfast / family room with vaulted ceiling & bi-folding doors opening to the rear garden, separate sitting room & four double bedrooms set over two floors, with a family bathroom on the first floor & shower room servicing the two top floor bedrooms. Externally there is a low maintenance rear garden with a large patio & decked area. The home office / gym is accessed from the garden. A driveway to one side of the property provides off road parking for two vehicles & gives access to the storage area.





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 misstatement. 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(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	

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