



JOSHUA JAMES

ESTATE AGENTS

## St. Edes Way, Gamlingay SG19 3EZ

Asking Price £675,000

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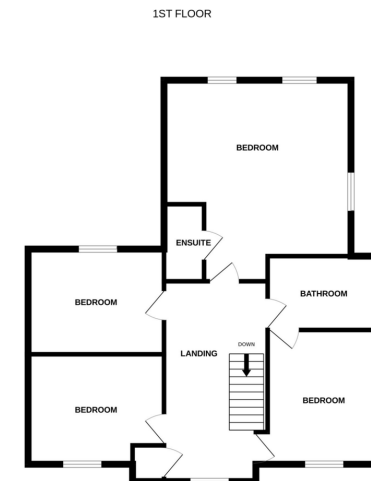
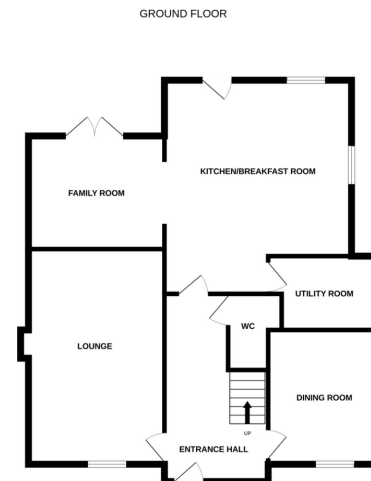
- Executive Detached Family Home
- Three reception Rooms
- Master with En-Suite Shower Room
- Detached Double Garage
- Comberton School Catchment Area
- Open Plan Kitchen / Breakfast Room
- Four Double Bedrooms
- Four Piece Family Bathroom Suite
- Enclosed Side & Rear Garden
- Walking Distance to all Local Facilities & School



Beautifully presented detached executive family home sitting on a good size walled plot. The property benefits from separate reception rooms, open plan fitted kitchen / breakfast room opening into the family room, which has bi folding doors opening to the rear garden. To the first floor are four double bedrooms with master en-suite shower room & four piece family bathroom suite. Externally there is an enclosed rear & side garden with large patio providing an excellent outdoor entertaining space & part converted double garage, with EV charger point & driveway parking for two vehicles.

Built by Morris Homes in 2022 to the 'Winster' design the property benefits from the balance of the NHBC guarantee & has full planning permission for a loft conversion 24/04483/HFUL providing an additional bedroom & bathroom.





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.  
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