



Greenhaze Lane, Great Cambourne Cambridge  
**£700,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Immaculately Presented and recently refurbished Detached Family Home
- Open Plan Kitchen and Breakfast Room with high quality conservatory looking onto garden
- Spacious and flexible accommodation across three floors

In the heart of Great Cambourne this stunning family home is located perfectly. Close to local Schools and Amenities. This immaculately presented home also boasts being on the door step to the Cambourne Nature Reserve, perfect for dog walkers and young families. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

## Ground Floor

Entrance Hall - "7'1 x 14'1" (2.19m x 4.30m)

Stairs to first floor

Living Room- "10'7 x 20'6" ( 3.27m x 6.30m)

Dual aspect lounge with windows to front and patio doors leading to rear garden. Door to Annexe.

Kitchen/breakfast Room - "16'9 x 12'1" ( 5.17 m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with water softener, integrated bosh dishwasher, AEG washer/dryer machine, integrated fridge/freezer, range style cooker, open plan to conservatory.



Dining Room/Family Room - "10'3 x 11'9" (3.16m x 3.65m)  
Two windows to the front.

Conservatory "16'9 x 12'4"(5.17m x 3.70m)

Open plan to kitchen/breakfast room, full window surround,  
air-conditioning system providing hot and cold air, patio  
doors leading to the rear garden.

WC - "5'5 x 2'6" (1.68m x 0.80m)

Two piece suite comprising, pedestal wash hand basin and  
close coupled WC, radiator.

First Floor

Landing

Window to front, doors to:

Bedroom 1 -"10'7 x 12'2" (3.28m x 3.72m)

Two windows to front, two double wardrobes, door to:

En-Suite Shower Room 20- "7'0 x 8'4" (2.16m x 2.57m)

Fitted with three piece suite comprising shower cubicle,  
pedestal wash hand basin and close coupled WC, window to  
rear, heated towel rail.

Bedroom 3 -"13'6 x 9'9" (4.17m x 3.02m)

Window to rear, two double wardrobe, door to:

En-Suite Shower Room 3 -"5'8 x 5'4"(1.77m x 1.66m)

Fitted with three piece suite comprising shower cubicle,  
pedestal wash hand basin and close coupled WC, window to  
rear.

Bedroom5- "10'4 x 10'9" (3.20m x 3.35m)

Two windows to front, double wardrobe.

Family Bathroom - "6'5 x 5'9" (2.01m x 1.80m)

Fitted with four piece suite comprising panelled bath with  
hand shower, pedestal wash hand basin and close coupled  
WC, window to rear..

Second Floor

Bedroom 2- "16'9 x 17'9" (5.17m x 5.47m)

Box window to front, door to:

En-Suite - "7'0 x 6'8" ( 2.16m x 2.10m)

Fitted with three piece suite comprising shower cubicle,  
pedestal wash hand basin and close coupled WC, window to  
rear.

Bedroom 4- "11'0 x 17'9" (.3.38m x 5.47m)

Dual aspect with a box window to front and window to rear.

Door to airing cupboard with hanging storage.





Annexe- "16'7 x 10'8" (5.10m x 3.30m)

Shower- "9'87 x 6'3"( 3.01m x 1.94)

This property benefits from a garage conversion which has been transformed into a beautiful one bedroom annexe with an open plan bedroom/living room/kitchenette with a separate shower room. The annexe has its own fenced off courtyard garden. The annex has its own combi boiler, gas and electric metres so has the opportunity to be a rental property.

#### Garden

The property benefits from a decent size rear garden which is mainly laid to lawn with a large decked area, plus a decked area to the rear which houses a dome construction currently housing a hot tub. There is also a shed to the side of the property.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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