



The Maltings, Great Cambourne Cambridge
£375,000 Freehold

**Sharman
Quinney**

Key Features



- Multifunctional Study Room on the Ground Floor
- Private Rear Enclosed Garden
- Generous 16" Kitchen/Diner
- Bay Window in the Lounge
- Walking Distance to Local Schools and Amenities

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 doorstep 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

Study - 9.12" Max x 13.12" (3.04m Max x 4.26m)
This multi-functional room offers flexibility which can be used as; Bedroom 4, an additional



reception room, playroom, or study. Window to front.

Cloakroom

Two-piece suite comprising of a wash hand basin and low-level-WC.

Kitchen/Diner - 16.54" x 9.17" (6.24m x 3.17m)

Fitted with a range of matching wall and base units with French doors leading to the garden.

Utility Room - 5.46" x 5.26" (2.69m x 2.18m)

Window to rear.

First Floor

Lounge - 15.15" x 13.14" Max (4.95m x 4.31m Max)

Bay window to front with a featured electric fireplace.

Bedroom 3 - 13.11" x 8.80" (4.24m x 4.47m)

2 windows to rear with built-in wardrobes.

Family Bathroom - 6.93" x 5.55" (4.19m x 2.92m)

Fitted with three-piece suite comprising of a bath, wash hand basin and low-level-WC.

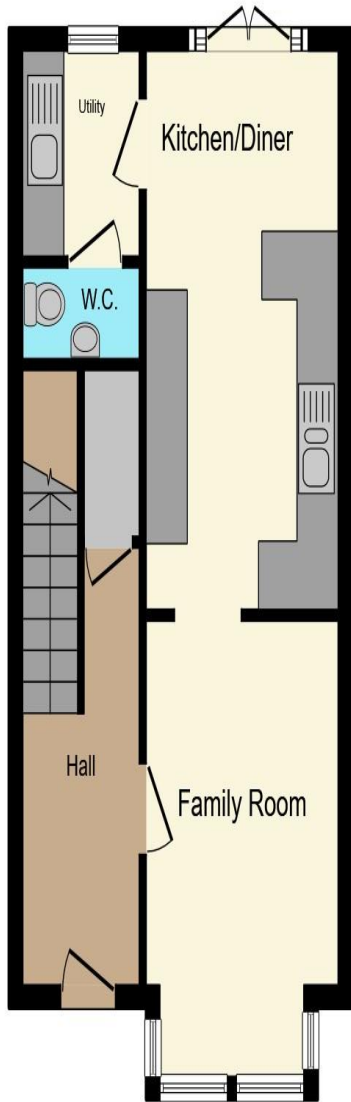
Second Floor

Master Bedroom - 10.48" x 13.11" (4.26m x 4.24m)

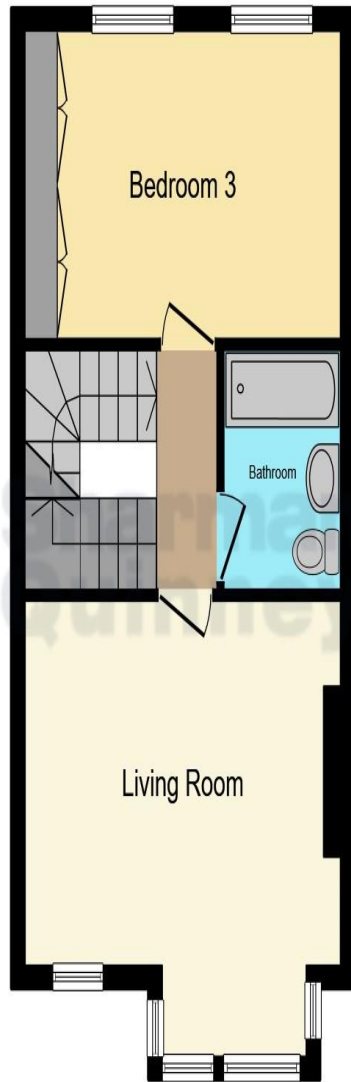
Built-In wardrobes with 2 windows to front.

En-Suite

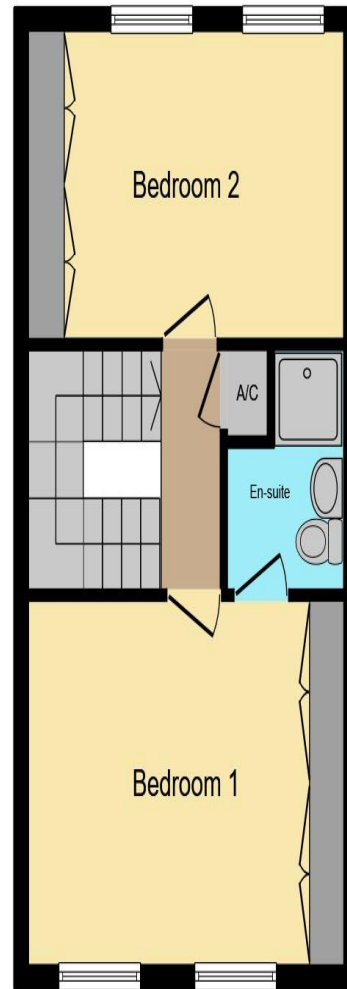




Ground Floor



First Floor



Second Floor

Renovated 2 years ago, the En-suite is fitted with three-piece suite comprising of a shower cubicle, wash hand basin and low-level-WC.

Bedroom 2 - 13.17" x 8.84" (4.39m x 4.57m)
Built-In wardrobes with 2 windows to rear.

Outside

The private rear enclosed garden, accessible from the Kitchen/Diner, offers a seated patio area. The remained of the garden offers primarily laid lawn with a gated rear access to the allocated parking.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ203945 - 0001

