



Granary Way, Great Cambourne Cambridge
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Quiet Cul-De-Sac
- No Forward Chain
- Electrics Recently Tested with Newly Fitted Fuse Box
- Potential to Extend (STPP)
- Private Driveway with Parking for Multiple Cars

In the heart of Great Cambourne this 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
Leading to:

Lounge - 14'1" + Bay Window x 11'2" (4.29m +



Bay Window x 3.40m)

Spacious lounge with Bay Window to front.

Cloakroom/ Utility Room

Fitted with two-piece suite comprising of a wash hand basin, low-level-WC and window to front.

The cloakroom also benefits from housing a Washing Machine and stacked Vented Tumble Dryer.

Kitchen - 9'6" Max x 12'5" (2.89m Max x 3.78m)

Fitted with a matching range of base and eye level units with window to rear and door leading to the garden.

Dining Room - 7'5" x 10'3" (2.26m x 3.12m)

Window to rear.

First Floor

Master Bedroom - 11'4" Max x 13'3" Max (3.45m Max x 4.03m Max)

Built-in wardrobes with window to front.

En-Suite

Fitted with a three-piece suite comprising of a shower cubicle, wash hand basin, low-level-WC and window to side.

Bedroom 2 - 10'0" Max x 7'8" (3.04m Max x 2.33m)

Built-in wardrobes with window to rear.





Ground Floor

First Floor

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

Family Bathroom

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

Bedroom 3 - 6'6" x 10'0" (1.98m x 3.04m)

Window to rear.

Outside


The private rear enclosed garden with laid lawn has door direct access into the Single Garage. The front of the property also offers a private driveway with parking for multiple cars.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

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