



Kennedy
&co.

Swannell Way

Gamlingay

SG19 3DF

Asking Price Of £294,000

Modern Semi Detached
Home

Two Double Bedrooms

Fitted Kitchen with Dining
Area

Living Room with Study
Area

Over-Sized Single Garage

Driveway Providing Off
Road Parking

Comberton School
Catchment Area

Walking Distance to Local
Shops & School



Modern semi detached property located on the popular Poppy Field development in Gamlingay. Just a short walk from Millbrook Meadow which is a haven for dog walkers. Benefiting from a fitted kitchen with separate dining area, living room with study area, two double bedrooms & bathroom. Externally there is an enclosed rear garden, over-sized single garage & off road parking.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. Sitting within the Comberton School catchment area, the village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

ENTRANCE

Part glazed entrance door with fan light opening into:

RECEPTION HALLWAY

Radiator, space for coats and shoe rack, white panel doors off to:

CLOAKROOM

Upvc double glazed window to the side aspect, fitted two piece white suite comprising low level Wc and pedestal wash hand basin, radiator.

LIVING ROOM / STUDY AREA

14' 2" max x 14' 2" max (4.32m x 4.32m) Upvc double glazed window to the front aspect, stairs rising to the first floor, large under stairs recess which is currently used as a study area, radiator, white panel door opening into:

FITTED KITCHEN

9' 5" x 8' 4" (2.87m x 2.54m) Upvc double glazed window to the rear aspect, fitted with a range of hi gloss base and matching eye level units, ample worksurface space, integral washing machine, fridge / freezer and slimline dishwasher, one and a half bowl sink unit, built in electric oven, inset gas hob with stainless steel extractor over, cupboard housing gas fired boiler, radiator, tiled flooring.

DINING AREA

8' 7" x 7' 11" (2.62m x 2.41m) Space for table and chairs, tiled flooring, Upvc double glazed French doors opening to the walled rear garden.

FIRST FLOOR LANDING

Loft access, airing cupboard, white panel doors off to:

BEDROOM ONE

11' 5" x 8' 7" (3.48m x 2.62m) Upvc double glazed window to the front aspect, built in chest of drawers, radiator, large built in wardrobe (6' 2" x 2' 6")

BEDROOM TWO

10' 1" x 7' 7" (3.07m x 2.31m) Upvc double glazed window to the rear aspect, radiator.

BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece white suite comprising low level Wc, wall hung wash hand basin and P shaped bath with fitted shower, tiling to splash areas, recessed ceiling lighting, heated towel rail, tiled flooring.

REAR WALLED GARDEN

Mature garden with cherry tree and wisteria. Patio area leading down to lawn, enclosed by brick walling and timber panel fencing, further patio area, step down to rear gate giving access to garage and driveway, outside power point and tap.

GARAGE & PARKING

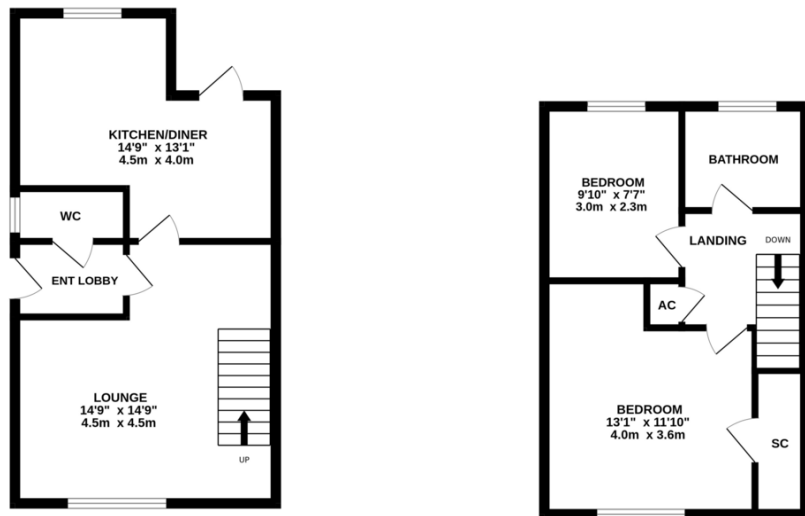
Oversized single garage with additional eaves storage and power supplied, set to the rear of the property, driveway parking to the front.



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.

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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.