



3 Scamblers Court, Over,  
Cambridgeshire, CB24 5BA

**Guide price £475,000**





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Over, CB24 5BA

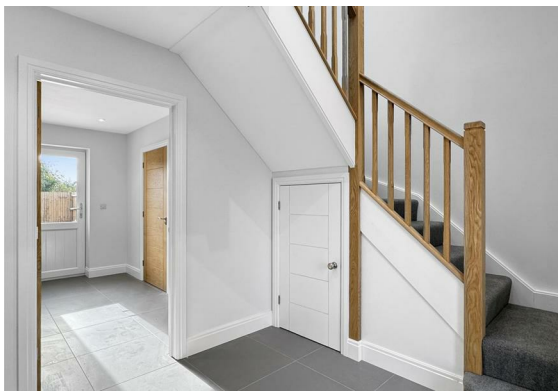
- 10 year warranty
- Central village location
- Air source heat pump
- No chain

A brand new detached family house in a quiet development of just five houses, just off the High Street.

This attractive and well-appointed home is over 1500 sq. ft and has fantastic open-plan living space. There is a porch and a large hallway with a striking vaulted ceiling. The main living space has wide bi-fold doors to the garden, and the stylish and well-appointed kitchen area has high-quality units, and marble worktops and incorporates an island. The appliances include an induction hob with down draft extraction, twin ovens, a dishwasher and a fridge freezer. Wide bi-fold doors lead to the garden. There is a utility room and cloakroom.

Upstairs there are three double bedrooms, one has an ensuite and there is a family bathroom, both have high-quality suites, attractive tiling and heated towel rails.

The house has an air source heat pump supplying underfloor heating on the ground floor and







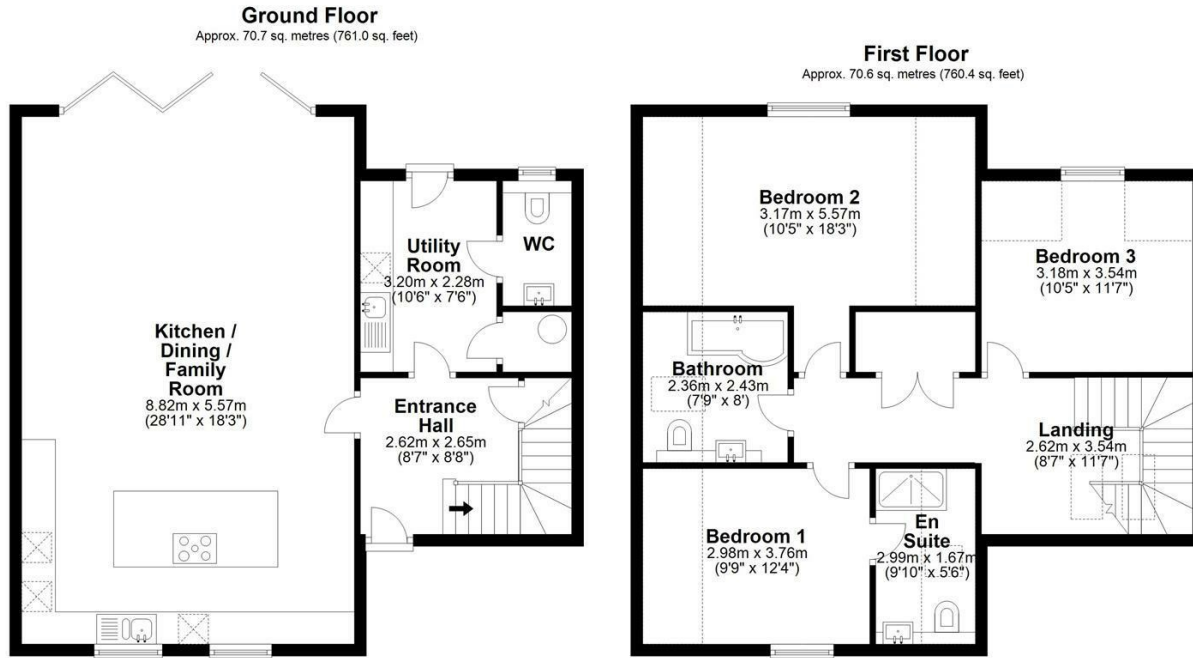
radiators on the first floor. The ground floor and bathrooms have tiled floors and the rest of the house is carpeted.

The front garden is low maintenance and there is a driveway for two cars, a gate leads to the rear garden which is a good size, has a large terrace and is enclosed. The rear garden will be turfed prior to completion.

All in all a well planned and spacious family house in a great village.



# Floor Plan



Total area: approx. 141.3 sq. metres (1521.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: New Build

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