



**Kennedy**  
&co.

**West Road**

Gamlingay

SG19 3JT

**Asking Price Of £649,950**

- Substantial Detached Chalet Bungalow
- Large Plot with 120ft x 55ft Rear Garden
- 20ft x 12ft Purpose Built Workshop
- Two Reception Rooms
- Large Conservatory Opening to Patio
- Four / Five Double Bedrooms
- Fitted Kitchen with Separate Utility Room
- Jack & Jill En-Suite & Family Bathroom



Substantial detached chalet Bungalow sitting on a wonderful plot. Benefiting from separate reception rooms, large conservatory, fitted kitchen with separate utility room, three ground floor double bedrooms and family bathroom. To the first floor are two further double bedrooms with Jack and Jill en-suite shower room.

Externally there is a delightful beautifully tended rear garden of approximately 120ft x 55ft, with a purpose built 20ft x 12ft workshop. To the front of the property is an in and out gravel driveway with parking for a number of vehicles with carport to one side.

This well presented property offers flexible living accommodation and would ideally suit a growing or multi-generational family. Located in the popular South Cambridgeshire village of Gamlingay and within the highly regarded Comberton School catchment area.



#### **SPACIOUS RECEPTION HALLWAY**

Oak flooring, radiator, stairs rising to the first floor, under stairs cloaks cupboard, airing cupboard, doors off to all rooms.

#### **BEDROOM / STUDY**

14' 1" into bay x 14' 3" (4.29m x 4.34m) Upvc double glazed box bay window to the front aspect, radiator, wall hung electric flame effect fire, laminate flooring.

#### **BEDROOM**

11' 3" x 9' 1" (3.43m x 2.77m) Upvc double glazed window to the front aspect, radiator.

#### **BEDROOM**

17' 3" max into dressing area x 14' 0" (5.26m x 4.27m) Upvc double glazed window to the side aspect, comprehensive range of quality built in bedroom furniture, radiator, coving to ceiling, door to:

#### **CLOAKROOM**

Fitted two piece suite comprising low level Wc and pedestal wash hand basin, radiator, Oak flooring.



#### **FAMILY BATHROOM**

11' 0" max x 7' 4" (3.35m x 2.24m) Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, bath with fitted shower and walk in shower with Drench head, radiator, tiling to all splash areas, extractor fan.

#### **KITCHEN / BREAKFAST ROOM**

17' 5" x 8' 0" (5.31m x 2.44m) Upvc double glazed window to the rear aspect, fitted with a range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space with tiling to all splash areas, integral double oven and microwave, inset ceramic hob with stainless steel extractor over, plumbing for dishwasher, space for upright fridge / freezer, radiator, space for table and chairs, door to sitting / dining room, further door through to:

#### **UTILITY ROOM**

6' 6" x 5' 4" (1.98m x 1.63m) Upvc double glazed door and window to the rear aspect, base and eye level units, single bowl sink unit, plumbing for washing machine, storage cupboard, sliding door to:

### **CLOAKROOM**

Upvc double glazed window to the rear aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, tiling to splash areas.

### **SITTING ROOM**

19' 6" x 11' 10" (5.94m x 3.61m) Twin Upvc double glazed windows to the side aspect, twin radiators, coving to ceiling, feature stone built fireplace, opening into:

### **DINING AREA**

11' 0" x 8' 3" max (3.35m x 2.51m) Upvc double glazed window to the side aspect, radiator, coving to ceiling, tiled flooring, Upvc double glazed bi folding doors opening into:

### **CONSERVATORY**

14' 4" x 11' 2" (4.37m x 3.4m) Of Upvc and glass construction, door to patio, tiled flooring, radiator.

### **FIRST FLOOR LANDING**

Velux window to the front aspect, door to large eaves storage space, doors off to:

### **BEDROOM**

14' 9" x 10' 11" (4.5m x 3.33m) Velux window to the front aspect, access to large eaves storage space, radiator, door to Jack and Jill en-suite shower room.

### **JACK & JILL EN-SUITE SHOWER ROOM**

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed shower cubicle, extractor fan, heated towel rail, tiled flooring, door to:

### **BEDROOM**

17' 7" x 14' 5" (5.36m x 4.39m) (L shaped, maximum measurements) Currently used as a self-contained annex. Twin Upvc double glazed windows to the rear aspect, radiator, loft access, range of kitchen units, single bowl sink unit.

### **REAR GARDEN**

120' 0" x 55' 0" (36.58m x 16.76m) Beautifully tended rear garden, being of an excellent size, large patio to rear of the property with step down to main garden, which is laid predominantly to lawn with well stocked, tree and shrub borders affording a great deal of privacy, outside power, aviary, gated access from either side to front garden, tap.

### **WORKSHOP**

20' 0" max x 12' 0" (6.1m x 3.66m) Purpose built workshop with tiled roof, power and light connected, large twin double doors.

### **STORAGE SHED**

12' 0" x 7' 9" (3.66m x 2.36m) With potting shed to rear.

### **FRONT GARDEN**

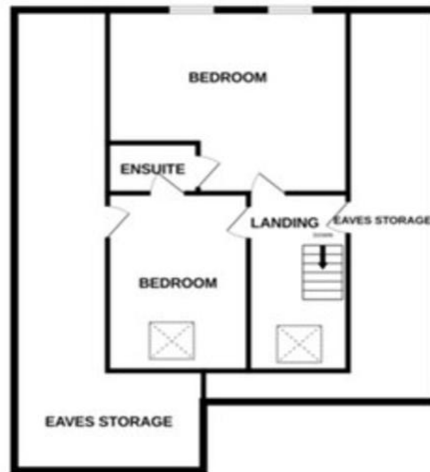
In and out gravel driveway providing off road parking for a number of vehicles, carport.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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**

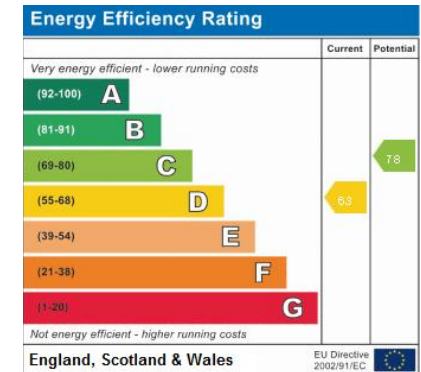
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District Council



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