



HARVEY ROBINSON

Offers In Excess Of
£575,000

Granary Way
Great Cambourne, CB23 5BQ

- Four Generous Double Bedrooms
- Extended, Detached Home with Unique Design
- Exceptionally Well Maintained and Updated Throughout
- Approx 30ft Open Plan Kitchen/Diner/Living Space
- Ensuite to Master & Refitted Bathroom
- Garage & Off-Road Parking
- Peaceful Location Accessed via Private Driveway
- Excellent Commuter Links & Amenities Nearby

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PROPERTY SUMMARY

Harveyrobinson estate agents are delighted to offer for sale this extended, detached family home ideally situated in a private, peaceful location on a long, private driveway within the sought after location of Great Cambourne. This immaculately presented property has been significantly improved throughout, including a breathtaking extension to the rear and second storey of the property, together with complete refurbishment of the interior spaces. The downstairs accommodation consists of an Entrance Hall, Lounge with new dual fuel log burner, impressive open-plan Kitchen/Living/Dining space, a Utility Room and fully refitted Cloakroom. Upstairs there are Four excellent sized Double Bedrooms, with an ensuite to the Master, and a Refitted Family Bathroom, both with underfloor heating. Outside, the property has beautifully landscaped front and rear Gardens, and a Garage with parking for two cars side-by-side.



LOCATION

The property is located in the sought-after area of Great Cambourne, which benefits from many amenities including a Supermarket, Pub, Dental Surgery, a Recreation Centre with Gym, Shops and Eateries. The location is excellent for families, with multiple 'Good' rated primary schools, and an 'Outstanding' rated secondary school within the catchment area. There are also play parks and a Country Park within close proximity to the property. Cambourne proves popular for its transport links, with regular bus services accessing Cambridge City Centre within 20 minutes, and the nearest Train Station in St Neots providing access into London Kings Cross within approximately 40 minutes.

GROUND FLOOR

ENTRANCE HALL

Karndean solid flooring, under-stairs storage with fitted light. New AlarmSmiths security system with remote mobile monitoring, installed in October 2021, with remaining warranty and under service agreement.

LOUNGE

Dual aspect windows including a feature bay window, new HETAS approved dual fuel log burner with double insulated flue (installed Dec 2017) and Smart Nest thermostat with hot water and heating controls.

KITCHEN

Karndean solid flooring, integrated Bosch dishwasher, two John Lewis (AEG) electric fan ovens, 5-ring John Lewis (AEG) gas hob with overhead AEG touch screen extractor, space for recessed American fridge freezer, Black Starlight granite work surfaces with near three metre central island. LED recessed under counter lighting and LED down lights.

OPEN-PLAN DINING/LIVING AREA

Extended living accommodation, Karndean solid flooring, remote controlled Velux windows with remote operated integral blinds, mains electric curtains with built in timers, double three part sliding doors with privacy glass, underfloor heating, internal access to Garage. Recessed lighting running full length of the room and LED down lights. Smart Nest underfloor heating thermostat.

UTILITY ROOM

Double basin Butler style sink with Goose-neck dual function tap with pull out spray and space for washing machine and wine fridge or tumble dryer. New Worcester Bosch boiler with 10 year warranty. External door to garden.

CLOAKROOM

WC Fully refitted with glass bowl wash hand basin, granite counter tops, window and heated towel rail





FIRST FLOOR

LANDING

Airing cupboard housing recently fitted water unvented, pressurised Gledhill cylinder (serviced annually), plus bathroom underfloor heating controls and space for storage.

MASTER BEDROOM

Dual aspect windows, double fitted wardrobes, access to en-suite shower room.

ENSUITE

Fully tiled, double shower unit, integrated WC and wash hand basin, shaving point, chrome heated towel rail, underfloor heating.

BEDROOM TWO

Spacious double bedroom with built in wardrobes.

BEDROOM THREE

Substantially extended double bedroom with twin windows. Double LAN home network sockets.

BEDROOM FOUR

Substantially extended double bedroom with twin windows. Quadruple LAN home network sockets.

FAMILY BATHROOM

Fully refitted bathroom suite including carronite bath, fully tiled throughout, overhead rainfall shower and handheld shower with riser rail, concertina glass shower screen, WC and wash hand basin, shaving point, chrome heated towel rail and underfloor heating with full function seven day timer controls and stat.

OUTSIDE

GARAGE AND PARKING

Fully alarmed single garage with network storage rack providing space for both network storage and cat 5 cabling to the property. Private driveway with two side-by-side parking spaces.

FRONT GARDEN

Lawn with shrubbery and ornate box hedging. Weatherproof electrical socket installed with timer functionality.

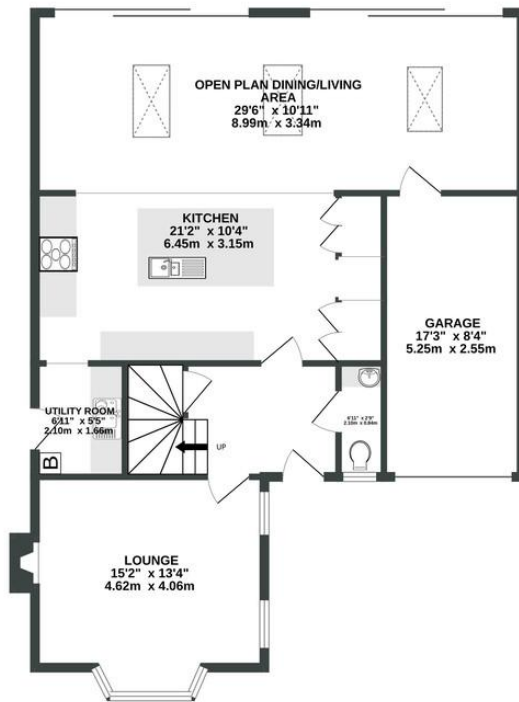
REAR GARDEN

Immaculate lawn, decking area, with outdoor LED lighting operated from inside the property, timber summer house, shrub borders, gated side access to front of the property providing storage for bins etc, outside tap, two weatherproof double electrical sockets, shrub borders including pear trees, a plum tree and walnut tree, rhubarb and strawberry plants, herb bed with rosemary, chives and sage, and fruiting grape vine.

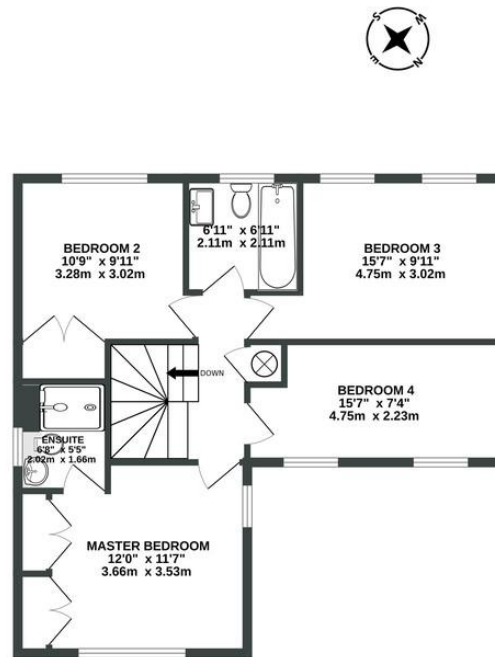




GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Built: 2001
 Vendor's Onward Movements: Moving Locally
 Rear Garden: South/West Facing
 Primary School: Jeavons Wood, Monkfield Park, The Vine, Cambourne and Hardwick (Cambourne site)
 Secondary School: Cambourne Village College
 Council Tax: Band E
 Loft: Partially Boarded, Fitted Ladder and Light
 Water Meter: Yes, to Front of Property
 Boiler: Installed Dec 2016, Serviced Annually.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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