



10 Fairfield, Gamlingay, SG19 3LG



THOMAS MORRIS





# Guide Price: £500,000

## Freehold

Fairfield, Gamlingay, SG19 3LG

- Extended Detached Family Home
- Four Bedrooms
- Double Garage
- Ample Driveway Parking
- Comberton Village College Catchment
- Popular Village Location
- Five Reception Rooms
- Study/Additional Bedroom
- Freehold
- Energy Rating - D/68

\*\*\*\* GUIDE PRICE £500,000 - £525,000 \*\*\*\*

Situated in the South Cambridgeshire village of Gamlingay is this extended 4/5 bedroom detached family home. This beautifully presented property offers modern, versatile living accommodation with multiple reception rooms, ample driveway parking and a detached double-width garage. Falling within the catchment for Comberton Village College, the local area offers a variety of local amenities, easy access to the A1 and train links to London St. Pancras from the nearby Biggleswade and Sandy train stations.

Opening into the property you are first greeted by the Entrance Hallway connecting the downstairs reception rooms. You first come to the nicely fitted downstairs shower room. The hall then leads round to the beautifully presented, high specification kitchen offering marble worktops, quality integrated appliances and a breakfast bar. Through the kitchen, you have a fantastic breakfast room, before opening into the Dining/Family room via a set of French doors. The Dining/Family room offers a versatile, and bright space to entertain guests, with ample sunlight lighting the room through the Velux windows onto the Karndean flooring. Sitting between the entrance hallway and Dining/Family Room, you have access to the living room which forms the perfect heart to the home with its open fireplace.

Leading into the internal hallway, the property also boasts an adaptable study/bedroom space before opening into a cosy snug, which is currently being utilised by the vendors as a music room. The downstairs of the property is finished off with a large, well-equipped utility room which offers it's own separate access onto the patio area, and large, low maintenance rear garden.

As you head up the open tread staircase onto the large first floor landing, you are greeted by the entrances to all four brilliantly sized bedrooms and the family bathroom benefitting from a modern three piece suite.

Externally, the property offers a large gravel driveway to the side for multiple cars, in addition to a block-paved driveway to the front of the property. Situated at the rear of the driveway is the double-width detached garage equipped with roller doors, power and lighting.



Freehold  
Local Authority - South Cambridgeshire Council  
Council Tax Band - E  
Energy Rating - 68/D



# Accommodation

## Ground Floor

### Entrance Hall

### Shower Room

**Kitchen** 13'7" x 11'3" (4.14m x 3.43m).

**Breakfast Room** 9'10" x 8'10" (3m x 2.7m).

**Living Room** 13'9" x 16'4" (4.2m x 4.98m).

**Family/Dining Room** 11'4" x 21'9" (3.45m x 6.63m).

### Inner Hallway

**Bedroom/Study** 9'1" x 7'7" (2.77m x 2.3m).

**Snug** 8'7" x 7'9" (2.62m x 2.36m).

**Utility Room** 14'2" x 5'6" (4.32m x 1.68m).

## First Floor

### Landing

**Bedroom** 10'11" x 13'8" (3.33m x 4.17m).

**Bedroom** 9'10" x 11'5" (3m x 3.48m).

**Bedroom** 12'9" x 7'4" (3.89m x 2.24m).

**Bedroom** 7' x 11'5" (2.13m x 3.48m).

### Bathroom

## Outside

### Driveway

### Double Garage

### Rear Garden



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