



Clare Court, Gamlingay, SG19 3JF
GUIDE PRICE £400,000 - £425,000



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Entrance Via

Sealed unit double glazed door to entrance hallway.

Entrance Hallway

Timber door to living/ dining room, stairs rising to first floor landing with spindled balustrade, wood finish flooring (extending through to the living/ dining room) and internal windows to living/ dining room and kitchen.

Living/ Dining Room

19'7 x 17'4 (5.97m x 5.28m)

A spacious 'L' shaped room measuring 19'7 max x 17'4 max and offering sealed unit double glazed French doors which open out to the rear garden (with matching side panels), two radiators, wood finish flooring, door to understairs cupboard and through access to the kitchen.

Kitchen

9'9 x 6'7 (2.97m x 2.01m)

Re-fitted with a range of white high gloss high and base level units with wood finish work surfaces and contrasting tiling to the splash backs, ceramic sink and drainer unit with mixer tap over, integrated fridge/ freezer and slimline dishwasher, built in electric 'Zanussi' oven, gas hob and chimney style extractor over, space and plumbing for washing machine, tiling to floor.

First Floor Landing

10'1 max x 9'3 (3.07m max x 2.82m)

Timber doors to three bedrooms and family bathroom, sealed unit double glazed window to front, radiator and stairs rising to first floor landing with spindled balustrade.

Bedroom Two

9'9 x 8'8 (2.97m x 2.64m)

Sealed unit double glazed window to rear and radiator.

Bedroom Three

9'7 x 7'2 (2.92m x 2.18m)

Sealed unit double glazed window to side and radiator, inset spotlight to ceiling.

Bedroom Four

9'5 x 6'9 (2.87m x 2.06m)

Sealed unit double glazed window to front and radiator.

Bathroom

6'9 x 5'8 (2.06m x 1.73m)

White suite comprising of a close coupled WC, pedestal mounted wash hand basin and panel bath with mixer tap and shower attachment over and folding glass shower screen, tiling to splash areas and tiling to floor, heated towel rail and sealed unit double glazed frosted window to side.

Second Floor Landing

6'2 x 4'2 (1.88m x 1.27m)

Timber doors to master bedroom suite and airing cupboard (housing hot water cylinder), hatch to loft space.

Master Bedroom

14'7 x 11'10 (4.45m x 3.61m)

Sealed unit double glazed window to side, radiator and an extensive range of built in wardrobes and cupboard units, phone point and timber door to en suite bathroom.

En Suite Bathroom

9'11 max x 7'5 (3.02m max x 2.26m)

Four piece suite comprising of a close coupled WC, pedestal mounted wash hand basin, corner bath and a double width shower enclosure, tiling to splash areas and to the floor, heated towel rail, 'Velux' skylight window to rear and inset spotlights to ceiling.

Rear Garden

An established and sheltered garden offering high levels of privacy and a haven for wildlife, there is a covered pergola, decking area and an additional paved patio, lawn are a variety of mature shrubs, trees and climbers. Gated access to the rear.

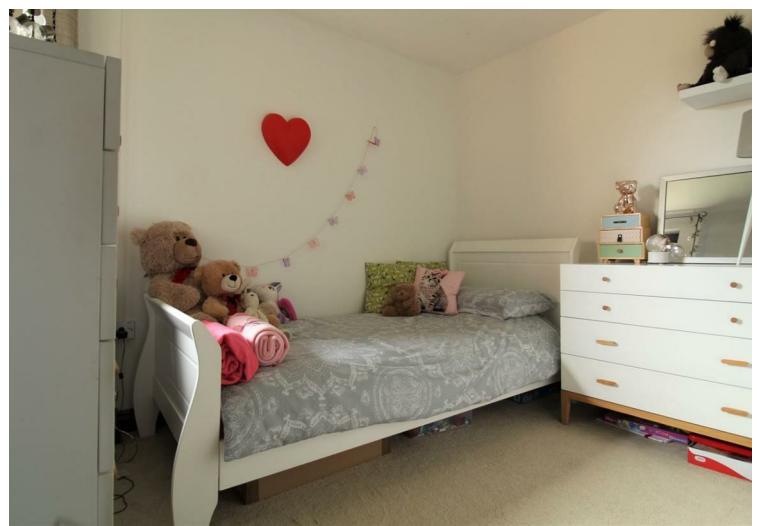
Double Garage

16'2 x 15'8 (4.93m x 4.78m)

A substantial double garage with two sets of timber double doors, power, lighting and ample eaves storage space.

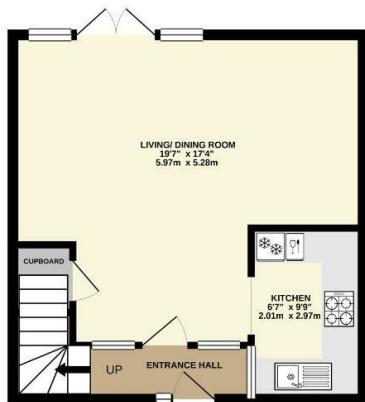
Off Road Parking

The property offers off road parking for up to three cars, with two spaces to the front of the double garage and an additional space adjacent to the side of the property.

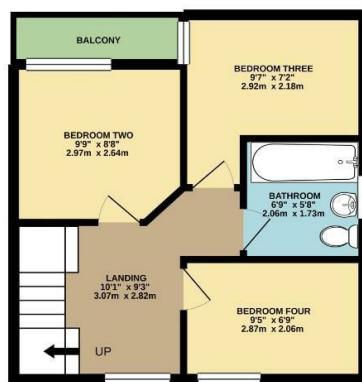




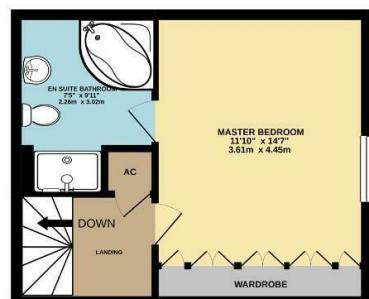
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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 guidance 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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