

A substantial and chain free, four bedroom detached family home. Situated within a quite and sought after village, this individual home is set within a generous plot and offers excellent potential. The accommodation includes a modern kitchen and utility room, en suite to master and a double garage.



ENTRANCE HALLWAY Stairs rising to first floor, double radiator, under stairs storage cupboard, doors off to reception rooms.

LIVING ROOM 26' 3" x 10' 5" (8m x 3.18m) Double glazed windows to front and rear aspect, two double radiators, open fire with brick surround.



DINING ROOM 10' 4" x 9' 8" (3.15m x 2.95m) Double glazed window to side aspect.

KITCHEN 15' 4" x 9' 8" (4.67m x 2.95m) Double glazed windows to rear and side aspect, door to conservatory. Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Inset stainless steel one and a half bowl sink unit with mixer tap, built in oven, built in microwave, island with four ring hob and extractor hood over. Integrated dishwasher, space for fridge.



UTILITY ROOM 7' 9" x 7' 6" (2.36m x 2.29m) Double glazed window to rear aspect. Range of base units with rolled edge worktops, worksurfaces over and return splash back, inset stainless steel sink unit with mixer tap, oil boiler, space for fridge/freezer, space and plumbing for washing machine- all included in sale.

CONSERVATORY 21' 1" x 7' 7" (6.43m x 2.31m) Glazed construction, door to garden, radiator.

DOWNSTAIRS CLOAKROOM W.C, wash hand basin, radiator.

FIRST FLOOR LANDING Loft access, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE 17' 0" x 10' 6" (5.18m x 3.2m) Double glazed window to front aspect, radiator.



EN-SUITE Obscured double glazed window to front aspect, W.C, wash hand basin, bath, radiator, shaver point, fully tiled walls.

BEDROOM TWO 13' 11" narrowing to 9'7" x 12' 11" (4.24m x 3.94m) Double glazed window to front aspect, radiator, sink unit with tiled splash back.

BEDROOM THREE 12' 11" x 9' 8" (3.94m x 2.95m) Double glazed window to rear aspect, radiator, wash hand basin with tiled splash back.

BEDROOM FOUR 10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to rear aspect, radiator.

SHOWER ROOM Obscured double glazed window to rear aspect, W.C, wash hand basin, tiled shower cubicle with chrome fitting, radiator, shaver point.

GARDENS AND PARKING To the front of the property is a gravel driveway providing off road parking for numerous vehicles leading to a double brick built garage. To the side of the property is gated access leading to the rear garden with an expanse of patio, leading to a further patio and a large lawned area, two timber sheds, one potting shed, greenhouse and a summerhouse with power and light connected. With a handstanding for a hot tub, which is included in the sale. The garden is enclosed by fencing with various flowers and shrubs set to borders and beds and mature fruit trees.

GARAGE 19' 6" x 18' 7" (5.94m x 5.66m) Double garage with up and over door, overhead storage, power and light connected.

LOCATION Rampton is a quaint village with a central village green, village hall and a local public house. It has an eclectic range of properties ranging from beautiful character cottages on the green to modern new build homes. Located approximately 6 miles (9.66 kilometres) north from Cambridge in between Cottenham and Willingham.





Total area: approx. 153.5 sq. metres (1651.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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Bryetelka, 42 King Street, Rampton,
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£535,000 Freehold

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