



## Poppyfields

Gamlingay, Sandy, SG19 3DG

**Guide Price**

**£550,000**

# Property Features

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- Substantial detached four-bedroom property
- Granite work surfaces in kitchen
- Impressive Kitchen / Breakfast room
- Four double bedrooms
- Popular village location
- Enclosed private garden
- Viewing highly recommended
- Finished to a high specification

## Full Description

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Situated on a pleasant plot within a popular family development, this beautifully presented and spacious four bedroom detached family home is within the popular village of Gamlingay.

This substantial immaculate family home has been finished to a high specification by the current vendors, benefits from spacious hallway, cloakroom, a superbly fitted kitchen/breakfast room with Granite work surfaces and three large reception rooms.

On the first floor there are four good sized double bedrooms, two en-suites and a family bathroom. Externally there is a well tended private rear garden, a large double garage that can accommodate two cars and a driveway to front providing further parking for two cars. Viewing is highly recommended.

The village of Gamlingay has a population of over 5,000 and is approx 15 miles from Cambridge. The village has a new primary school which feeds into the Ofsted outstanding Comberton Village College with free transport, as well as local pubs, shops and medical centre.

ENTRANCE HALL

CLOAKROOM

LOUNGE

18' 6" x 10' 2" (5.64m x 3.1m)

STUDY

11' 11" x 8' 0" (3.63m x 2.44m)

KITCHEN / BREAKFAST ROOM

19' 3" x 12' 2" (5.87m x 3.71m)



UTILITY ROOM

7' 3" x 5' 0" (2.21m x 1.52m)

LANDING

BEDROOM ONE

13' 1" x 11' 8" (3.99m x 3.56m)

EN SUITE

BEDROOM TWO

19' 8" x 12' 3" (5.99m x 3.73m)

EN SUITE

BEDROOM THREE

12' 4" x 11' 11" (3.76m x 3.63m)

BEDROOM FOUR

12' 3" x 8' 7" (3.73m x 2.62m)

FAMILY BATHROOM

EXTERNALLY

FRONTAGE

Pathway leading to front door with shrub and flower boards

ENCLOSED REAR GARDEN

Enclosed private rear garden mainly laid to lawn with patio seating areas, flower and shrub bed borders, Outside lights, Water tap.

DRIVEWAY FOR TWO CARS

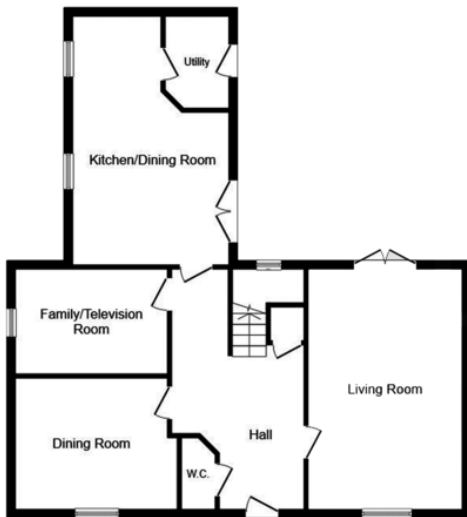
DOUBLE GARAGE

With space to accommodate a further two cars, up and over doors, power and lighting, UPVC door to rear,

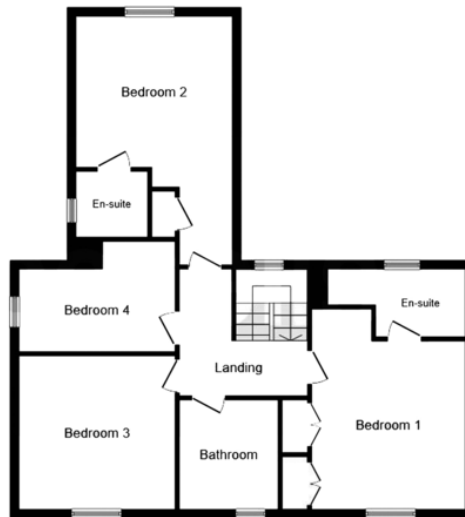




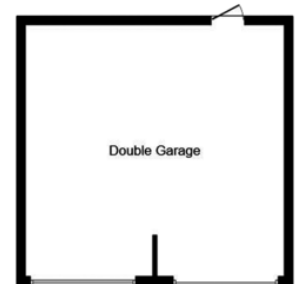
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**



**Garage**

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