



GILLS HILL
Bourn

Carter Jonas

GILLS HILL, BOURN, CAMBRIDGE, CB23 2TS

- Cambridge Train Station – approx. 10 miles
- Cambridge City Centre – approx. 10 miles
- Comberton Village College – approx. 3 miles

Immaculately presented three-bedroom detached home • Spacious ground floor layout with open-plan kitchen/dining area & bright dual-aspect living room • Three generous bedrooms, including a master with built-in wardrobes & en-suite • Integral single garage with practical utility space • Attractive landscaped rear garden • Prime location backing onto Cambridge Country Club • EPC rating C

DESCRIPTION

As you enter the property, the welcoming entrance hall sets an immediate sense of quality and introduces the standard of presentation found throughout this immaculately maintained home, built by Hill in 2017.

The ground floor enjoys a good sense of openness, with a well-designed 'U-shaped' kitchen that flows naturally into the dining area, creating an ideal space for everyday living. The kitchen is fitted with a comprehensive range of integrated appliances, including a single oven with built-in microwave, ceramic hob, full-size fridge/freezer, dishwasher and washing machine.

From the dining area, the accommodation continues through to a bright and comfortable living room. Double doors open directly onto the landscaped garden, while a feature gas burner in the corner provides a welcoming focal point and enhances the room's ambience. A useful downstairs W.C. can also be found under the stairs.

IMMACULATLY PRESENTED THREE-BEDROOM DETACHED HOME IN PRIME LOCATION BACKING ONTO CAMBRIDGE COUNTRY CLUB.



Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite shower room. Bedrooms two and three are both generous doubles, offering excellent flexibility. A well-appointed family bathroom serves the remaining rooms.

An integral single garage would comfortably fit a car whilst to the rear of the garage, a dedicated utility space provides a highly practical area for laundry, storage and additional household requirements.

OUTSIDE

To the front, a generous block-paved driveway offers ample parking and leads to the integral garage. A smart porch creates an attractive and welcoming approach to the property.

The rear garden is a particularly appealing feature. Directly outside the living room's double doors, a paved terrace provides an ideal place for outdoor seating and dining. Beyond this, the garden opens onto a well-maintained lawn, framed by established planting that brings colour and interest throughout the year. Thoughtfully landscaped borders soften the boundaries and ensure the garden remains both attractive and easy to manage.

ADDITIONAL INFORMATION

Tenure: Freehold but with a service charge of £530.64 per annum

Services: LPG gas, electricity and water connected

Local Authority: South Cambridgeshire District Council

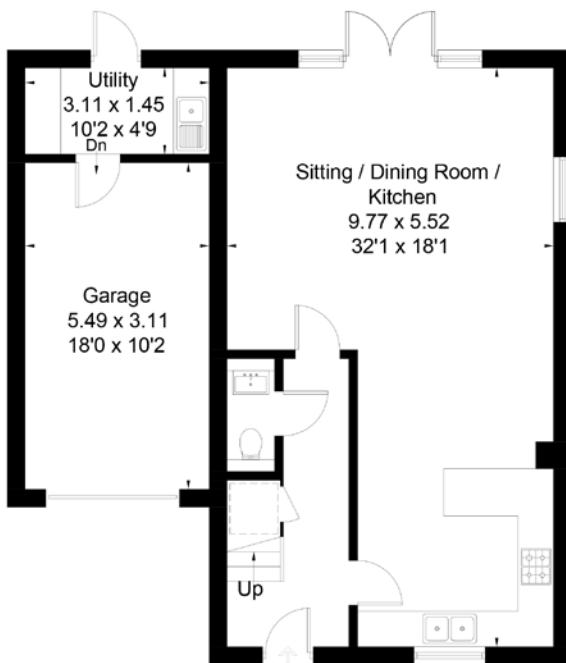
Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



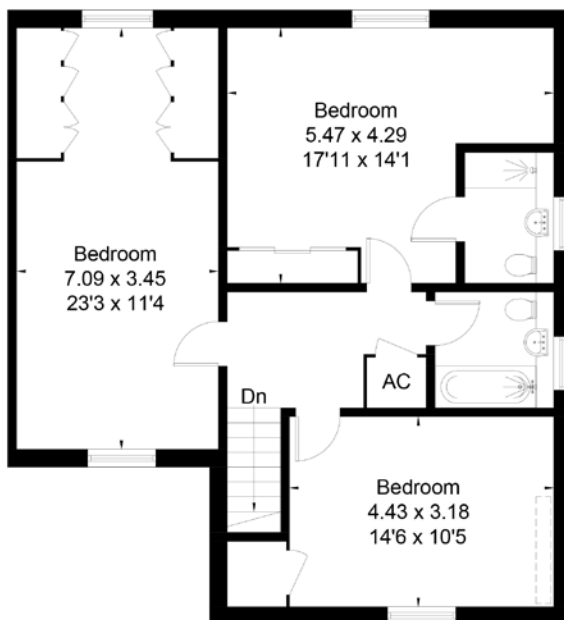
Approximate Area = 1425 sq ft / 132.4 sq m
 Garage / Utility = 237 sq ft / 22.0 sq m
 Total = 1662 sq ft / 154.4 sq m



= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 104099



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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