



Jackson & Co



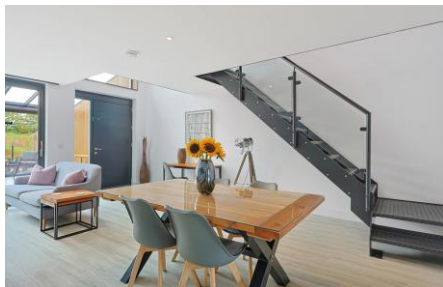
Bourn Road

Kingston, Cambridge, CB23 2NP

Guide Price £449,995

At nearly 1200sq ft plus 300sq ft orangery this Barn conversion provides very spacious contemporary living.

The open plan ground floor delivers flexible living with the added bonus of an extensive and light orangery, whilst this is not suitable for all year around use it provides a delightful space for alfresco dining and entertaining. The ground floor includes a boot room and separate toilet complete with a walk-in shower.



Property Features

- Stunning barn conversion in a unique location
- Exceptional interior finishes, ready for you to move in
- Energy-efficient Air Source Heat Pump
- Villeroy and Boch sanitaryware in all bathrooms
- Eco-friendly with an EPC Rating of B
- Gated development
- Two bedroom, two bathroom, terrace home
- High specification kitchen with built in appliances
- Chain free! - Ready to move straight in

FULL DESCRIPTION

Although the kitchen area is not large it is complete with all the necessary appliances including dishwasher. Plans have been drawn up to show how the number of units can be increased and subject to the buyers situation this can be included in the price.

Worktops are Corian and sanitaryware are taps are Villeroy and Boch so you can get an understanding of the quality of conversion.

Upstairs are two good sized double bedrooms each with their own ensuite showers.

The property has its own private patio area with peaceful views over the maintained communal garden.

Allocated parking exists next to the property together with an additional car parking space.

A management company is responsible for maintaining the one-and-a-half-acre garden, as a resident passive use of the grounds is encouraged, particularly to take advantage of the stunning views and sunsets.

There is a management fee to cover such things as the electric gates, outside lighting, bin collection, and grass cutting.

Currently this is estimated at between £1,500 to £2,000. However, as each resident will be a shareholder in the management company control is kept on any increases. Tenure is freehold and the council tax is expected to be band C.

EPC is rated a B.

These are unusual, in a nice way they are properties difficult to describe in words and photos.

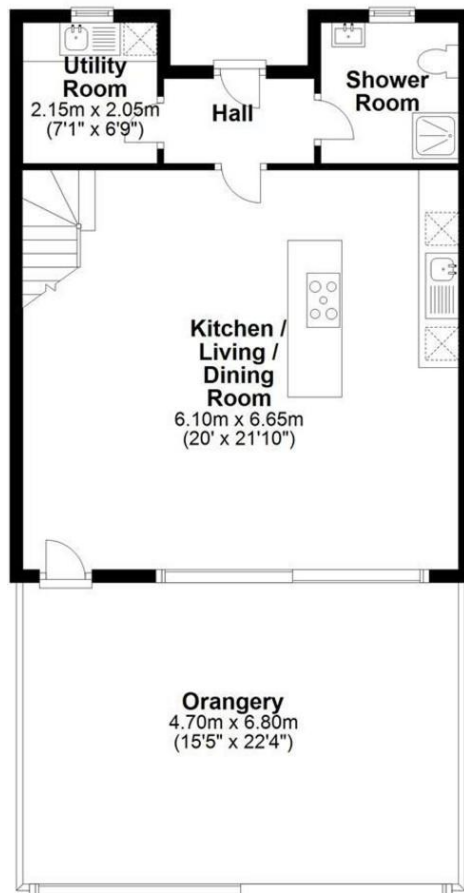
So, feel free to view and enjoy a glass of something cold while taking in the views.





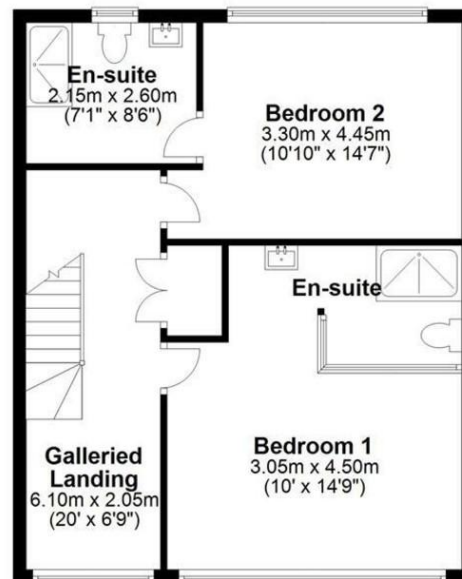
Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Jackson & Co

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