

Radcliffe & Rust
Residential sales & lettings

6 Barton Road, Cambridge CB23 1LL
Guide Price £350,000

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Radcliffe and Rust Estate Agents are delighted to offer, for sale, this two/three-bedroom semi-detached home, pleasantly positioned on Barton Road in the sought-after South Cambridgeshire village of Haslingfield. Surrounded by attractive countryside yet situated only approximately 6 miles from Cambridge city centre, Haslingfield is an ever-popular choice for those looking to enjoy village life without sacrificing convenient access to the city. The village itself offers an excellent range of everyday amenities, including a well-stocked village shop approximately 0.5 miles away, Haslingfield Endowed Primary School around 0.4 miles away, a popular village pub, village hall, recreation ground, children's play area, tennis courts and a thriving local community. For families, the highly regarded Comberton Village College is approximately 2.5 miles away, while the surrounding countryside provides an abundance of picturesque walking and cycling routes. Cambridge, Addenbrooke's Hospital and the Biomedical Campus are all readily accessible by road, with the M11 also within convenient reach for those commuting further afield. Combining a peaceful village setting, excellent local amenities and superb accessibility to Cambridge, Haslingfield provides an enviable location for buyers looking to enjoy the best of both city and country living.

Entering the property, you are initially welcomed into a small entrance hallway, providing a practical separation between the main accommodation and the outside. From here, a door provides direct access through to the private residents' parking area behind the property, while an archway leads into the main hallway.

The main hallway is bright and characterful, finished in warm neutral tones with practical wood-effect flooring running underfoot. The staircase rises centrally to the first floor, with white-painted timber balustrades contrasting against the distinctive deep green stair carpet. From here, doors lead naturally to the principal ground-floor rooms, with useful built-in storage also incorporated into the hallway.

Positioned towards the front of the property is Bedroom Three/Study, a particularly useful and versatile additional room. Currently arranged as a home office, the room is finished with wood-effect flooring and soft neutral décor, while windows on two elevations introduce plenty of natural light. Its position away from the main reception room makes this an excellent home office, occasional bedroom, hobby room or additional reception space.

Also accessed from the hallway is a convenient ground-floor WC, comprising a white WC and contemporary wall-mounted wash hand basin, complemented by mosaic-style tiled detailing and a wall-mounted mirror.

The separate kitchen offers a traditional and characterful finish, with pale painted cabinetry complemented by contrasting work surfaces and an attractive multi-coloured tiled splashback incorporating warm terracotta, green, cream and muted blue tones. Wood-effect flooring provides a practical finish underfoot, while a broad window above the sink brings plenty of natural light into the room. The kitchen is equipped with a washer dryer and dishwasher, together with an electric oven and gas hob, while the arrangement of wall and base cabinetry provides a good amount of preparation and storage space.

Continuing through the ground floor, the sitting/dining room is an especially appealing reception space, with generous proportions allowing for clearly defined seating and dining areas. Neutral cream walls are paired with wood-effect flooring to create a warm and practical backdrop, while the exposed-brick fireplace and hearth form an attractive focal point and introduce a touch of character. A window to the side provides additional natural light, while glazed double doors with matching side panels open directly onto the private rear garden, creating an excellent connection between the living space and outside.

Returning to the hallway, the staircase rises to the first-floor landing, from which both bedrooms and the shower room are accessed.

Bedroom One is a generous principal double bedroom enjoying an especially bright dual-aspect arrangement, with windows providing attractive outlooks across both the front of the property, and the rear garden. Warm wood-effect flooring complements the soft cream décor and natural timber detailing, while there is ample space for a double bed and additional bedroom furniture. A useful built-in cupboard provides valuable storage without compromising the main floor space.

Bedroom Two is another well-proportioned and versatile bedroom, with a window overlooking the rear garden and surrounding greenery. The room continues the warm wood-effect flooring and neutral decorative palette and also benefits from its own built-in cupboard space, providing useful concealed storage. Currently utilised as a study, the room would work equally well as a second bedroom, children's room or dedicated home-working space.

Completing the first floor is the contemporary shower room, centred around a particularly impressive large walk-in shower with a glazed screen. Large-format grey stone-effect wall tiling gives the shower area a smart and modern finish, complemented by wood-effect flooring underfoot. The remainder of the suite comprises a WC and wash hand basin incorporated within sleek white fitted cabinetry, providing useful storage and worktop space. A large illuminated mirror, chrome heated towel rail and frosted window complete the room.

Outside, the property enjoys a private and enclosed rear garden, creating a wonderful extension of the living accommodation. The glazed doors from the sitting/dining room open directly onto a generous paved terrace, providing ample room for outdoor seating, dining and entertaining. The garden is enclosed by timber fencing and established brickwork, with mature shrubs, planting and a leafy tree adding greenery and privacy. A timber garden shed provides useful external storage, while gated side access allows convenient movement between the front and rear of the property.

Positioned behind the property is a private residents' parking area, within which the property benefits from two allocated parking spaces. The direct access from the entrance hallway to this area is particularly convenient for day-to-day use.

Combining flexible accommodation, a private rear garden, two allocated parking spaces and a highly regarded village setting, this appealing home would make an excellent choice for a variety of buyers, particularly those looking for village living within convenient reach of Cambridge.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Council tax band: D
Tenure: Freehold
No onward chain









Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)

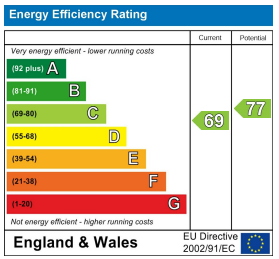


First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



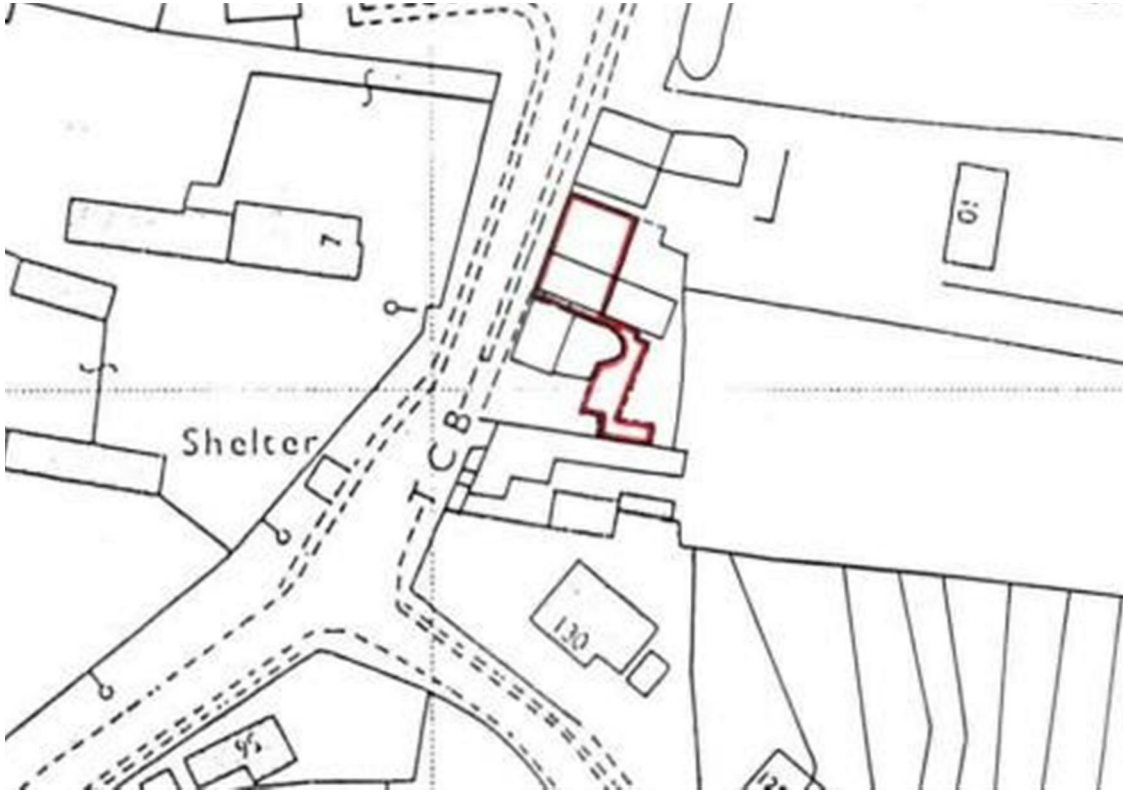
Total area: approx. 76.0 sq. metres (817.7 sq. feet)










Shelter
7
6
130