



High Street, Balsham, CB21 4EP

CHEFFINS

High Street

Balsham,
CB21 4EP

A rare opportunity to acquire a light and spacious, double-fronted detached house, set back from the road in this sought after attractive village. The property has been sympathetically modernised, and is easy to maintain with double-glazing throughout. The versatile living space is provided on a generous plot, and the private driveway offers ample parking together with a detached double garage.

5 2 3

Guide Price £725,000





LOCATION

Balsham is a sought after location within 10 miles of the university City of Cambridge, and is well placed for easy access to Addenbrookes Campus and major routes including the A11/M11 and A14. There is good access to main line stations at Whittlesford, Audley End and Cambridge South (opening June). Stansted and Luton Airports are also both within easy reach. The property occupies a very desirable and prominent position in Balsham. The house is a short walk to local amenities including post office/stores, delicatessen/coffee shop, two historic inns, medieval church, primary school and recreation ground including bowls club and adjacent children's play area.

COVERED PORCH

with entrance door to:

RECEPTION HALL

Natural wood style flooring, straight staircase to first floor with recessed area beneath, and glazed door to:

LIVING ROOM

Marble fireplace with wooden surround and mantle and coal effect electric fire, natural wood style flooring, full width bi-fold glazed doors lead to:

DINING ROOM

Natural wood style flooring and French doors (full height double glazed) lead to the gardens and paved terrace.

KITCHEN/BREAKFAST ROOM

Large Rangemaster induction cooker with five point hob and contemporary style extractor hood, fridge/freezer, Bosch washing machine, dishwasher, one & three quarters Franke stainless sink with inset bowls and mixer tap, modern Howden fitted kitchen units including draw units and a pull out shelved larder, with ceramic tiled splashbacks throughout, and a part glazed door leading to inset covered porch onto the driveway.

INNER HALL/CLOAKROOM

Coat hooks, door leading to:

UTILITY/WC

Low level wc, stainless steel sink unit with mixer taps and Howdens cupboards below, worktop to side, Worcester oil fired boiler, high level storage cupboard containing the electrical distribution board, and part ceramic tiled walls.

STUDY/PLAY ROOM

Built in storage cupboards (mains water meter) and natural wood style flooring.

FIRST FLOOR

GALLERIED STYLE LANDING

Access to all five double bedrooms and the main bathroom, with trap door and loft ladder access to attic space.

BEDROOM 1

Looks out on secluded south facing rear gardens, door to:

EN SUITE SHOWER WET ROOM

Eternal Gris porcelain tiled shower area, pumped fixed rainshower and handheld shower, Schneider vanity unit with Laufen wash hand basin and drawers beneath, low level Duravit wc, electric towel radiator, upright Laufen shelved storage cupboard and Eternal porcelain tiled floor and walls. The wc, basin unit and storage cupboard are all wall mounted for ease of cleaning beneath.

BEDROOM 2

Delightful view outlooking the rear gardens, built in airing cupboard with hot water cylinder and shower pump.

BEDROOM 3

Front aspect and built in wardrobe.

BEDROOM 4

Front aspect and built in wardrobe.

BEDROOM 5

Side aspect.

BATHROOM

White suite comprising; bath, vanity style unit with inset wash hand basin and mixer tap, cupboards below, wall mirror over, ceramic tiled splashbacks, low level wc, built in shower cubicle with tiled walls, wall mounted pumped

shower unit, folding glazed shower door, wall mounted shelved cabinet.

OUTSIDE

The attractive front garden is laid to lawn with well stocked borders, cherry trees along the roadside in front of hedging, shrubs and trees also screen the east boundary. The five-bar gate at the roadside leads to a long tarmac driveway with a lawned area, borders and hedge on its west. The driveway includes additional parking space in front of the house and continues to a detached double garage at its rear. A pathway leads around the house through a wrought iron gate at front, past the rainwater harvesting tank and onto the south facing rear patio.

The mature rear garden has a delightful lawn with three apple trees. It is surrounded by long established rose and shrub borders. The lawn may be accessed by low steps from the paved terrace. The terrace has outside lighting.

GARAGE

It is set into the rear gardens with two up and over doors, workbench and light/power. To the rear of the garage there is an oil storage tank on a paved base.





Approximate Gross Internal Area 1809 sq ft - 168 sq m (Excluding Garage)

Ground Floor Area 898 sq ft – 83 sq m

Garage Area 307 sq ft – 29 sq m

First Floor Area 911 sq ft – 85 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £725,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.