The Brambles, Balsham, CB21 4ED

CHEFFINS

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Balsham,
CB21 4ED

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Guide Price £575,000

A well-proportioned modern detached house which provides generous and versatile living accommodation together with delightful mature gardens which enjoy privacy and seclusion together with driveway/parking area and double garage with automatic up and over doors. The property provides great potential for sympathetic updating and improvement and enjoys the benefit of solar panels.

LOCATION

The property occupies a desirable and tranquil position within a small residential cul-de-sac, within the popular and much sought after South Cambridgeshire village of Balsham. The village provides an excellent range of local amenities including a delicatessen/coffee shop, village shop/post office, church, 2 inns and a recreation ground with bowls club adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End stations and the M11 motorway access point is at Duxford (Junction 10).

LONG COVERED CANOPY PORCH
with a double glazed front entrance door with full height double glazed panels with frosted glass to either side leading to:

ENTRANCE HALL
with radiator, staircase off to first floor and door to:

SPACIOUS CLOAKROOM
with pedestal wash hand basin with tiled splashback and wall mirror above, low level w.c., radiator, coat hooks, fitted shelves and a sealed unit double glazed window to rear aspect with frosted glass.

PRINCIPAL RECEPTION ROOM
A generous living room with sealed unit double glazed windows to front and rear aspect overlooking the rear gardens, central open fireplace with marble hearth, log store to side set beneath a marble plinth, two double radiators, full height sliding double glazed doors leading to paved terrace and rear gardens.

DINING ROOM
with radiator, sealed unit double glazed windows to side and rear aspect overlooking the gardens and a full height sealed unit double glazed door leading to paved terrace and gardens. Door off to:

STUDY/FAMILY ROOM
with radiator, sealed unit double glazed windows to front aspect and door leading from the entrance hall.

SLIDING DOOR FROM DINING ROOM
to:

KITCHEN
with inset stainless steel sink unit with mixer taps and cupboards below, natural wood style work surfaces to either side with further cupboards and drawers beneath, space for appliances and space for cooker, range of wall storage cupboards, space and plumbing for dishwasher, fully tiled walls and radiator, sealed unit double glazed window to rear aspect overlooking gardens and door to:

UTILITY ROOM
with stainless steel sink unit with cupboards and drawers below, worktop with cupboards and drawers below, space and plumbing for washing machine, space for upright fridge/freezer, wall storage cupboards, sealed unit double glazed window to rear aspect overlooking the gardens, sealed unit double glazed door to side passage and gardens. Internal door leading to the Double Garage.

ON THE FIRST FLOOR

LANDING
with built-in airing cupboard housing lagged hot water tank, sealed unit double glazed windows to front aspect, trap door to roof space.

BEDROOM 1
with radiator, large built-in shelved storage cupboard and large sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens.

BEDROOM 2
with radiator, built-in double wardrobes and sealed unit double glazed windows to front aspect.

BEDROOM 3
with radiator, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens.

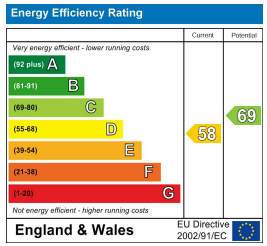
BEDROOM 4
with radiator, sealed unit double glazed windows to front aspect.

BATHROOM
with bath with shower attachment and ceramic tiled walls around, pedestal wash hand basin and low level w.c., radiator, sealed unit double glazed windows with frosted glass to rear aspect.

OUTSIDE
To the front there is a well kept garden laid to lawn with a variety of mature shrubs, bushes and trees around and a brick paviour driveway which leads to a DOUBLE GARAGE with twin automatically controlled up and over doors, light and power, oil fired boiler, part glazed doors leading into utility room.

To the side of the house there is a wrought iron gate which leads to a brick paviour pathway which in turn leads into the rear garden.

The delightful generous mature rear gardens are a rather special feature and are mainly laid to lawn with very well stocked borders, mature shrubs, bushes and trees and hedgerow around. There is also a paved terrace immediately adjacent to the property itself, a garden storage shed, oil storage tank and outside tap.



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Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1860 sq ft - 173 sq m
(Excluding Garage)

Ground Floor Area 1055 sq ft – 98 sq m
First Floor Area 805 sq ft – 75 sq m
Garage Area 291 sq ft – 27 sq m

Ground Floor First Floor

PINK PLAN

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.

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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.

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