



Samworth Close, Balsham, CB21 4AS

**CHEFFINS**



## Samworth Close

Balsham,  
CB21 4AS

An exciting opportunity to acquire a most stylish and beautifully presented semi-detached house originally designed and constructed about four years ago. The property provides cleverly designed and versatile living accommodation together with a generous enclosed rear garden and long driveway to side with an electric car charging point which in turn leads to a detached garage and solar panels.

### LOCATION

The property occupies an outstanding and tranquil cul-de-sac position with a most desirable and select residential development located towards the edge of this highly sought after South Cambridgeshire village with its extensive range of local amenities including a post office/store, delicatessen/coffee shop, primary school, fine church and recreation ground with bowls club and children's play area adjacent. The village is conveniently located about 10 miles from the university City of Cambridge and is well placed for access to the Addenbrookes Campus. The village is also well placed for access to major routes and there are main line stations at Whittlesford and Audley End.

2 2 1

Guide Price £395,000





## CANOPY PORCH

with outside light, entrance door to:

## ENTRANCE HALL

with staircase off to first floor, radiator, built-in storage cupboard understairs, door off to:

## CLOAKROOM

with pedestal wash hand basin with tiled splashback, low level w.c., ceramic tiled floor, sealed unit double glazed window to front aspect with frosted glass.

## LIVING ROOM

with radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens and a pair of full height sealed unit double glazed doors leading to the large paved terrace and rear garden.

## KITCHEN

with inset stainless steel one and a half bowl sink unit with mixer taps and cupboards below, integrated Zanussi dishwasher, further base units comprising work surfaces with cupboards and drawers below, range of wall storage cupboards, integrated refrigerator and freezer, integrated washing machine, natural wood style flooring, sealed unit double glazed windows to front aspect and wall mounted cupboard housing a Vaillant boiler.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space.

## BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, built-in double wardrobes and door to:

## ENSUITE SHOWER ROOM

with walk-in tiled shower cubicle with wall mounted shower unit, full height sliding glazed doors, pedestal wash hand basin and low level w.c., heated towel rail/radiator, part ceramic tiled walls, and ceramic tiled floor, sealed unit double glazed windows to front aspect with frosted glass.

## BEDROOM 2

with radiator, built-in double wardrobes, sealed unit double glazed windows to rear aspect.

## BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around and glazed shower screen, pedestal wash hand basin and low level w.c., vertical radiator/towel rail, electric shaver socket, part ceramic tiled walls, ceramic tiled floor, sealed unit double glazed windows with frosted glass to rear aspect.

## OUTSIDE

To the front there is a garden area laid to lawn and a paved pathway which leads to the front door. To the side there is a long tarmac driveway with an electric car charging point. This in turn leads to a DETACHED GARAGE with up and over door, external lighting and timber constructed gateway leading into the rear garden.

To the rear of the property there is a generous enclosed garden which is laid to lawn with a variety of shrubs and bushes to side and a large paved terrace immediately adjacent to the house and garage. External lighting and outside water tap.

## AGENTS NOTE

£300 Estate Management Charge per annum.







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

Guide Price £395,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

## Approximate Gross Internal Area 750 sq ft - 70 sq m (Excluding Garage)

Ground Floor Area 375 sq ft - 35 sq m

First Floor Area 375 sq ft - 35 sq m

Garage Area 218 sq ft - 20 sq m



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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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.



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