

West Field, Abington, CB21 6BE

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Abington,
CB21 6BE

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Guide Price £575,000



- Spacious And Versatile Four-Bedroom Detached Bungalow
- Approximately 1,465 Sq Ft Of Accommodation
- Generous Open-Plan Kitchen/Dining Room
- Large Sitting Room With Feature Open Fireplace
- Useful Garden/Playroom With Direct Garden Access
- Separate Study And Utility Room
- Four Well-Proportioned Bedrooms
- New Double Glazing And Oil-Fired Central Heating
- Low-Maintenance Walled Rear Garden With Paved Terrace
- Driveway And Substantial Double Garage

A spacious and versatile four-bedroom bungalow with separate study, offering approximately 1,465 sq ft of well-arranged accommodation. The property features a generous open-plan kitchen/dining room, substantial sitting room, useful garden/playroom and a low-maintenance rear garden, together with a double garage and excellent parking. Situated in a highly sought-after and well-served South Cambridgeshire village.









LOCATION

Great Abington is a highly sought-after South Cambridgeshire village adjoining Little Abington and offering a good range of local amenities, including a post office/general store, well-regarded primary school, recreation ground, hairdressers, two churches, public house and thriving Village Institute. Further facilities are available in nearby Linton, approximately 2.5 miles away, including a library, health centre, sports centre and village college. The property is particularly well placed for Granta Park, less than a mile away, with a connecting footpath providing pedestrian and cycle access, as well as Addenbrooke's Hospital, the Cambridge Biomedical Campus and The Babraham Institute. Cambridge is approximately 9 miles away, with excellent road and rail connections providing convenient access to London and the wider region.

ENTRANCE HALL
Accessed directly via the entrance door, radiator and loft hatch providing access to the loft space.

KITCHEN/DINING ROOM
An impressive and particularly versatile space extending across the width of the property, incorporating a fitted kitchen and generous dining area. The kitchen is fitted with a range of wall and floor-mounted units with work surfaces over, incorporating a four-ring hob, double oven and grill, together with sink unit and plumbing for washing machine. Double-glazed windows provide natural light, whilst doors provide access to the side and rear areas. The generous proportions allow for a substantial dining table and additional seating, creating a sociable heart to the home.

SITTING ROOM
A generous principal reception room with a feature open fireplace and attractive brick surround, together with double-glazed windows and a further opening providing access towards the garden room.

GARDEN/PLAYROOM
A useful and versatile additional reception space, currently arranged as a playroom, with extensive glazing and double sliding doors opening directly onto the rear garden. This space could readily accommodate a range of uses including a family room, home gym or hobby room.

BEDROOM ONE
A good-sized principal bedroom, double-glazed windows.

BEDROOM TWO
With built-in wardrobes, double-glazed window and useful storage cupboard.

BEDROOM THREE
A further well-proportioned bedroom with double-glazed window.

BEDROOM FOUR
With double-glazed window. Currently arranged as a bedroom, providing useful additional accommodation for a child, guest or other flexible use.

STUDY
A useful separate study, ideally suited to home working or as a quiet workspace.

BATHROOM
Fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC, together with double-glazed windows and heated towel rail.

UTILITY ROOM/CLOAKROOM
A useful utility area with plumbing and space for appliances, together with a separate WC.

OUTSIDE
The property is approached via a driveway providing off-road parking and access to the substantial double garage. To the front is a small lawned garden with pathway leading to the entrance.

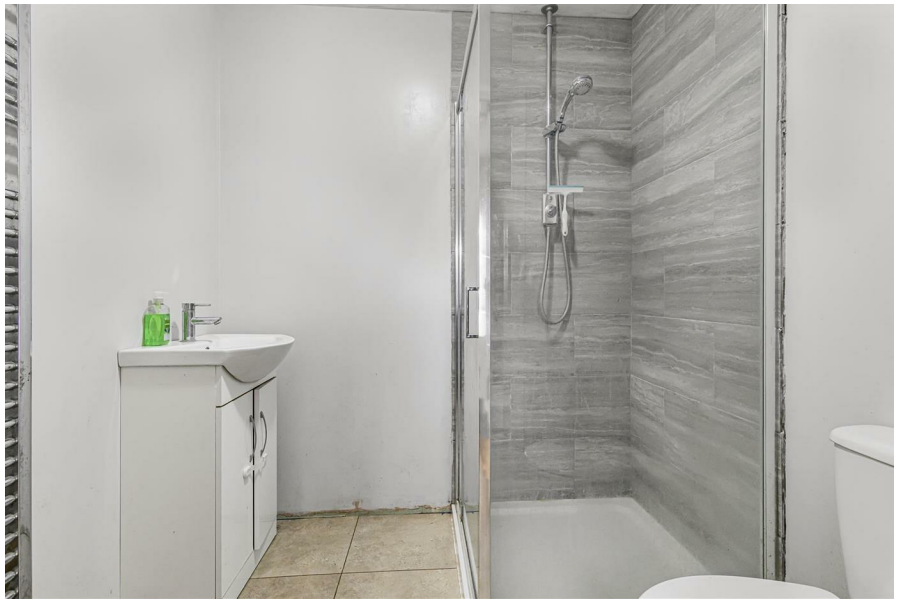
The rear garden is enclosed by attractive brick walls and has been designed for ease of maintenance, with areas of lawn, established shrubs and planted borders. A large paved terrace provides an excellent area for outdoor seating and entertaining, with gated side access and a lean-to greenhouse.

The double garage measures approximately 18'6" x 15'3" (282 sq ft) and benefits from two up-and-over doors, power and lighting, together with a side door providing access to the adjoining passageway.



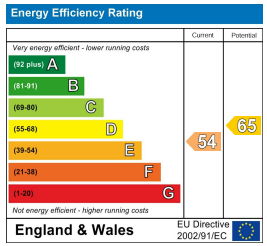

WANTED
REWARD





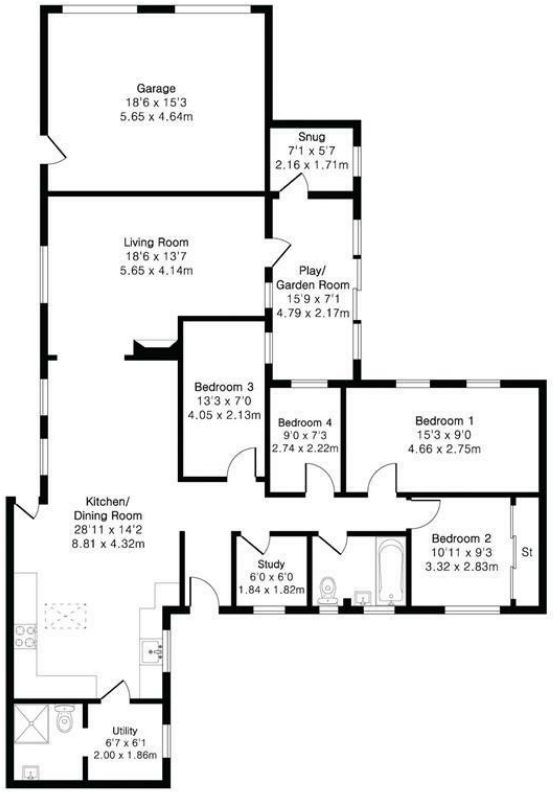






Guide Price £575,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1465 sq ft - 136 sq m
(Excluding Garage)
Garage Area 282 sq ft – 26 sq m



PINKPLAN

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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