



Princes Close, Balsham, CB21 4EE

CHEFFINS

Princes Close

Balsham,
CB21 4EE

An exciting opportunity to acquire an extended and established semi-detached house in a particularly desirable and generous plot in a cul-de-sac backing onto village allotments. The house provides versatile and well proportioned accommodation together with extensive off street parking and garage.

3 1 2

Guide Price £425,000





LOCATION

Princes Close is located just off West Wickham Road, towards the edge of the highly regarded south Cambridgeshire village of Balsham which provides an excellent range of local amenities, including a primary school, post office/store, church, delicatessen/coffee shop, two Inns, recreation ground, village hall and children's play area. The village is conveniently located about 10 miles from university city of Cambridge. More extensive shopping and schooling facilities are available in the nearby village of Linton. For the commuter, there is a train service to London and Cambridge via Whittlesford and Audley End; the nearest M11 motorway access points are situated at Duxford and Stumps Cross.

COVERED PORCH

with front entrance door leading to:

ENTRANCE HALL

with radiator, staircase leading off to first floor.

MAIN RECEPTION ROOM

A delightful open plan sitting and dining room with feature open brick fireplace, brick pedestals to either side with timber shelving, sealed unit double glazed windows to front aspect, radiator, further radiator within the dining area, sliding double glazed doors leading to:

CONSERVATORY

with triple aspect full height sealed unit double glazed windows and double glazed doors leading to paved terrace and gardens.

KITCHEN

with an inset stainless steel sink unit with mixer taps, extensive fitted base units comprising work surfaces with cupboard and drawers below, range of wall storage cupboards and glass fronted display cabinets, electric oven with 4 point ceramic hob above, part ceramic tiled walls, sealed unit double glazed windows to rear aspect, fitted worktop with space beneath for appliances and large built-in shelved storage cupboard understairs, double radiator, sealed unit double glazed windows to front aspect and further double glazed door leading to:

COVERED SIDE PORCH

with outside light which leads onto the main driveway. Door leading through to:

REAR LOBBY

with space for upright fridge/freezer and storage area, sealed unit double glazed windows to rear aspect overlooking the gardens, internal door to garage and part glazed door to:

UTILITY ROOM

with sink unit with splashbacks, wall mirror, fitted worktop with space and plumbing for automatic washing machine, space for tumble dryer, corner fitted oil fired boiler, low level w.c., sealed unit double glazed windows with frosted glass to side and rear aspect.

ON THE FIRST FLOOR

LANDING AREA

with sealed unit double glazed window to side aspect, loft hatch to roof space.

BEDROOM 1

with radiator, built-in airing cupboard housing hot water cylinder and sealed unit double glazed windows to rear aspect overlooking the rear gardens offering views over the village allotments and farmland and countryside beyond.

BEDROOM 2

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

BEDROOM 3

with radiator, sealed unit double glazed window to front aspect, built-in wardrobe.

SHOWER ROOM

with large walk-in shower, glazed shower doors, wall

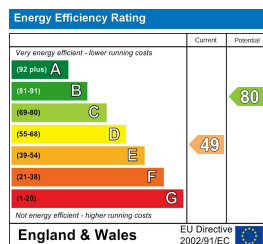
mounted shower unit with large fixed head and handheld shower, vanity style unit with inset wash hand basin, cupboards below, worktop to side with further cupboards below and upright storage unit with shelves, low level w.c. and vertical wall mounted radiator/towel rail, sealed unit double glazed windows to rear aspect with frosted glass.

OUTSIDE

To the front of the property there is a walled landscaped garden area with pebblestone and slate beds with a variety of mature shrubs and a extensive courtyard style driveway and parking area to side which in turn leads to GARAGE with up and over door, further recessed driveway and parking area to side which in turn leads to a DETACHED GARAGE/STORE which is set into the rear garden.

The delightful generous mature rear garden is principally laid to lawn with a great variety of mature shrubs and well stocked borders around. There is also a large paved terrace immediately adjacent to the property itself and a further paved area adjacent to which is a greenhouse and workshop/storage building. Oil storage tank located to the rear of the garage.





Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

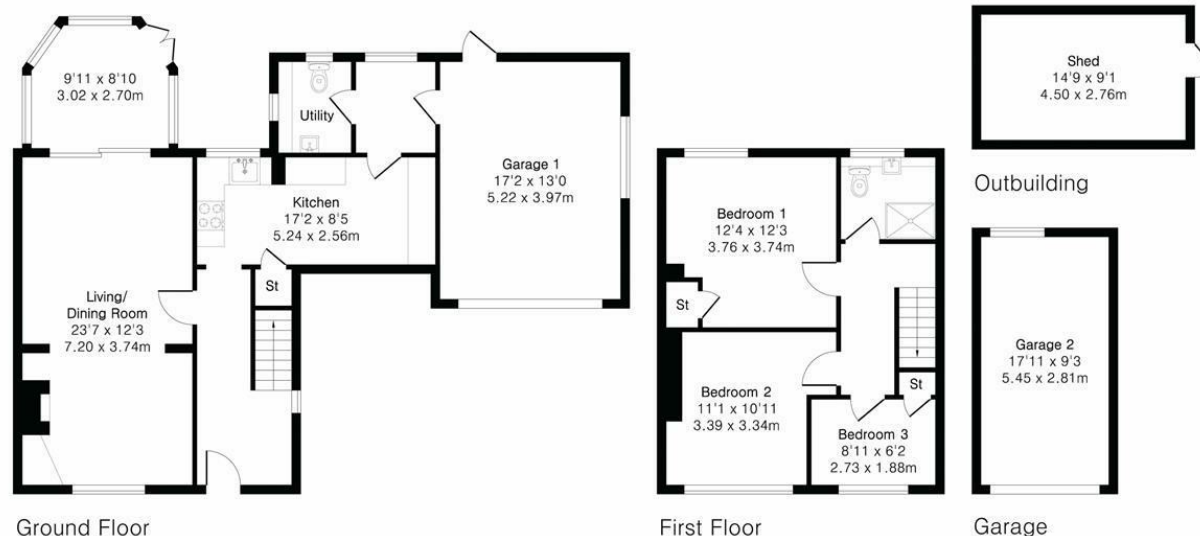
Approximate Gross Internal Area 1163 sq ft - 108 sq m

Ground Floor Area 704 sq ft - 65 sq m

First Floor Area 459 sq ft - 43 sq m

Garage Area 388 sq ft - 36 sq m

Outbuilding Area 134 sq ft - 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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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