



Samworth Close, Balsham, CB21 4AS

CHEFFINS

Samworth Close

Balsham,
CB21 4AS

A most stylish and beautifully presented detached house which was originally designed and constructed about three years ago and provides cleverly designed and versatile living accommodation together with a delightful and generous landscaped rear garden, driveway to side and an integrated garage.

4 2 2

Guide Price £525,000





LOCATION

This rather stylish and attractive detached house occupies an outstanding position within a highly regarded and select residential development. Conveniently situated towards the edge of the village and so well placed for access to major routes, in particular providing easy access to Cambridge and the Addenbrookes Campus (10 miles). The highly sought after village of Balsham providing an excellent range of amenities including a stores/post office, delicatessen/coffee shop, primary school, fine church, 2 inns and a recreation ground. For the commuter the village is within easy reach of the M11 motorway access points at Duxford (Junction 10) and Stumps Cross (Junction 9) and there are main line stations at Whittlesford and Cambridge.

COVERED PORCH

with outside light and entrance door to:

RECEPTION HALL

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

CLOAKROOM

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

LIVING ROOM

a wonderful light and spacious reception room with fitted display cabinet with shelving to either side, cupboards below, radiator, full height sealed unit double glazed windows with blinds which overlook the paved rear terrace and gardens and a pair of full height sealed unit double glazed patio doors with fitted blinds which lead onto the paved terrace and rear gardens beyond.

SUPERBLY FITTED KITCHEN & ADJOINING DINING ROOM

with inset stainless steel sink unit with mixer taps and cupboards beneath, extensive fitted base units comprising worktops with cupboards and drawers below, built-in cupboard which also houses the automatic washing machine, integrated cabinet which incorporates a refrigerator and freezer, wall storage cupboards and cupboard housing Vaillant wall mounted boiler, sealed unit double glazed windows to front aspect, ceramic tiled flooring, radiator, integrated oven and grill, 4 point Zanussi induction hob above with stainless steel splashback and contemporary style extractor cooker hood above.

ON THE FIRST FLOOR

LANDING

with radiator, sealed unit double glazed windows to side aspect, trap door to roof space, large built-in airing cupboard with hot water cylinder.

PRINCIPAL BEDROOM 1

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

ENSUITE SHOWER ROOM

with shower cubicle with glazed side panels and folding glazed doors, wall mounted shower unit and ceramic tiled walls around, pedestal wash hand basin and low level w.c., vertical radiator/towel rail, electric shaver socket, wall mirror and sealed unit double glazed windows with frosted glass to front aspect.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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

BATHROOM

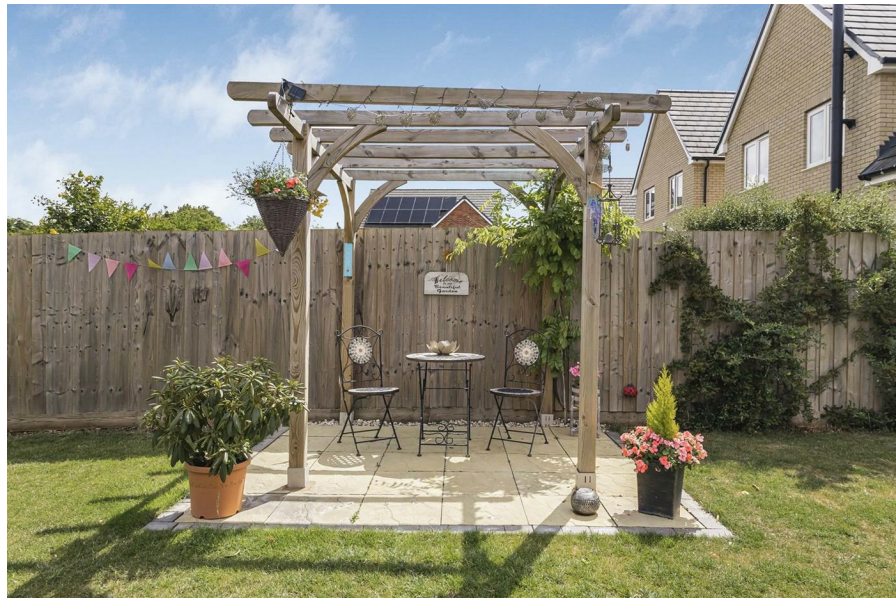
with white suite comprising bath with wall mounted shower unit above, mixer taps, ceramic tiled walls around, glazed shower screen, pedestal wash hand

basin with mixer taps, low level w.c., wall mirror, electric shaver socket and wall mounted vertical radiator/towel rail, ceramic tiled walls and flooring.

OUTSIDE

There is a garden area to front laid to lawn with feature pebblestones and a variety of planted shrubs, tarmac driveway to side which leads to the INTEGRAL GARAGE. To the side of the property there is a gated access and paved pathway leading to the rear garden and a further paved pathway to the other side of the house leads to a useful enclosed area with outside tap.

The delightful landscaped and generous rear garden is a rather special feature and is enclosed by wood panelled fencing and is principally laid to lawn with a variety of mature shrubs and well stocked borders around. At the far end of the garden there are paved steps which lead to a further large strategically placed paved terrace landscaped with pebblestone around and raised border with shrubs to side, small lawn area and a timber constructed summerhouse/garden store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

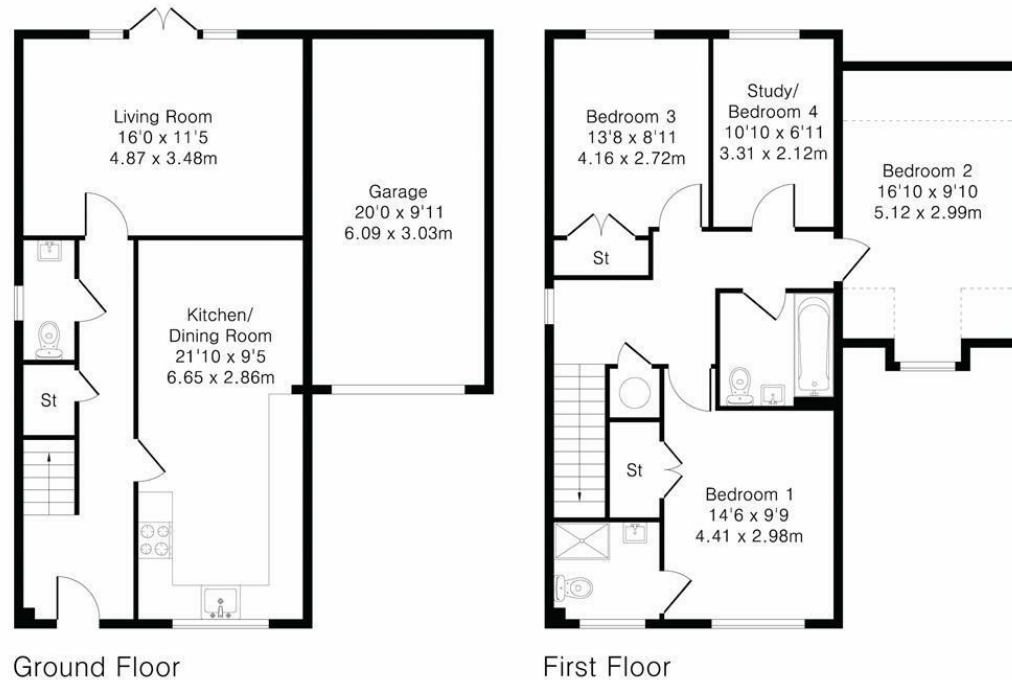
Council

Approximate Gross Internal Area 1247 sq ft - 116 sq m

Ground Floor Area 541 sq ft - 50 sq m

First Floor Area 706 sq ft - 66 sq m

Garage Area 199 sq ft - 18 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.

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.

