



Adelaide House, High Street, Croydon, SG8 0DN

CHEFFINS

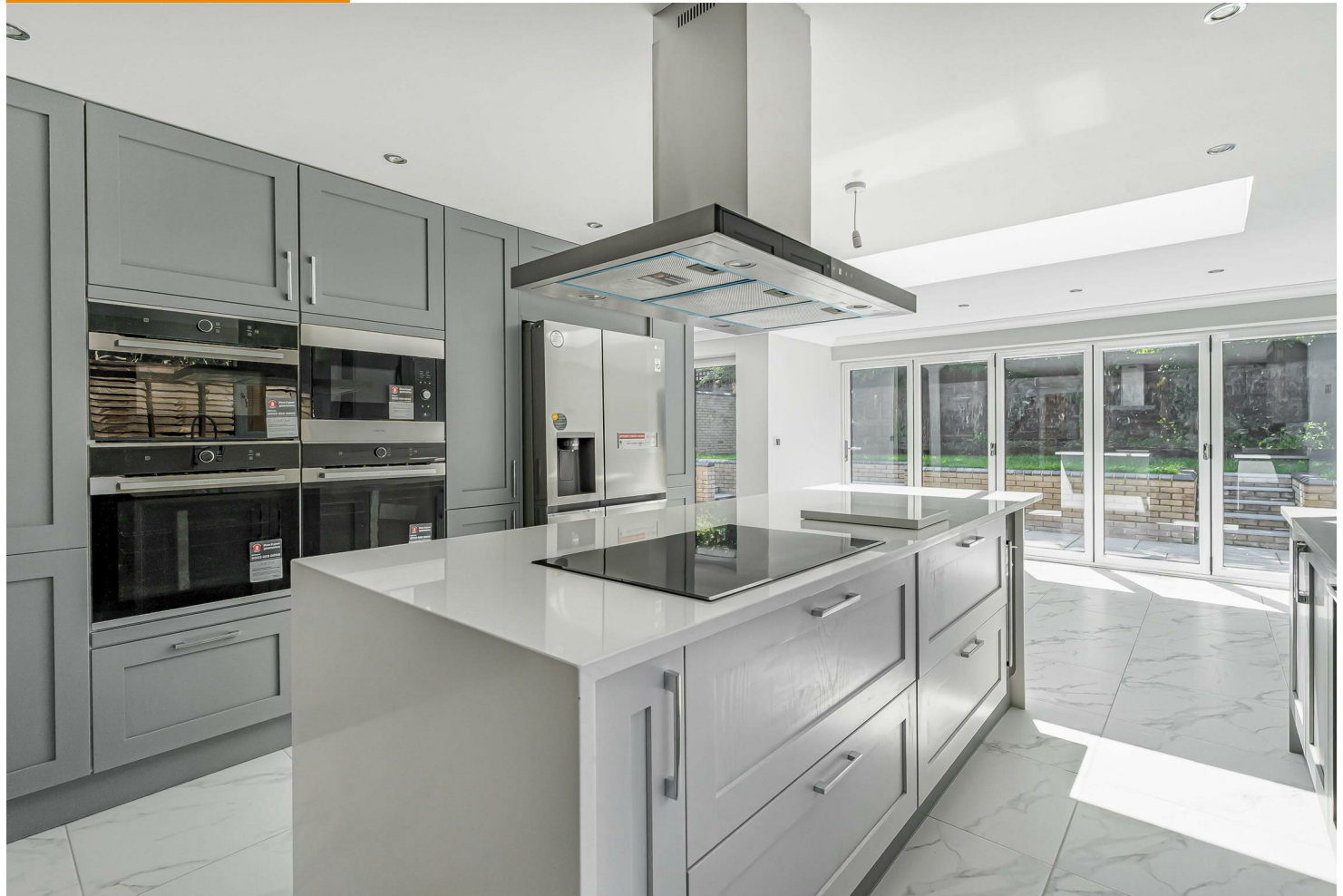
High Street

Croydon,
SG8 0DN

An exceptional opportunity to acquire one of two recently constructed detached family homes, finished to a high standard with stylish interiors throughout. The property offers generously proportioned and highly versatile accommodation, set behind electric gate in a prime, central position within this charming and well-connected village.

4 3 3

Guide Price £695,000





LOCATION

The property is ideally situated set back from the High Street in the peaceful and well-regarded village of Croydon, nestled amidst the rolling countryside of South Cambridgeshire. Croydon offers a quintessential rural lifestyle with a strong sense of community and local charm. The village is home to the popular Queen Adelaide pub, a well-loved local spot that adds to the area's appeal and provides a welcoming social hub for residents. Despite its rural setting, the village enjoys excellent connectivity, with convenient access to key routes such as the A1198, A428, and A603, allowing for straightforward travel to Cambridge, Royston, Bedford, and the M11 corridor. The nearby market town of Royston offers a wide range of amenities and a fast rail link into London King's Cross, making Croydon a particularly attractive choice for commuters seeking a quieter pace of life without sacrificing accessibility.

DOUBLE GLAZED ENTRANCE DOOR

leading through into:

EXPANSIVE ENTRANCE HALLWAY

with stone tiled flooring, coved ceiling, inset LED downlighters, stairs rising to first floor accommodation, wall mounted underfloor heating controls, double glazed windows out to front aspect, engineered wood panelled doors providing access into respective rooms.

FAMILY ROOM

with continuation of flooring from hallway, coved ceiling, inset LED downlighters, wall mounted underfloor heating control, double glazed window fitted with privacy glass out to side aspect, set of double glazed bi-folding doors fitted with privacy out onto rear aspect.

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature with a stone composite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated Limona washer and integrated Limona tumble dryer, extractor fan, underfloor heating controls, continuation of flooring from entrance hall, coved ceiling, inset LED downlighters, panelled glazed door providing access out to side, door leading through into cupboard housing the pressurised hot water cylinder.

KITCHEN/DINING ROOM

A wonderful open plan space encapsulating modern living perfectly comprising a wealth of both wall and base mounted storage cupboards and drawers with a soft closing feature, composite stone work surface with inset dual sink with hot and cold mixer tap, integrated six point electric hob with extractor hood above, integrated American style fridge/freezer with water dispenser, integrated and concealed dishwasher, integrated double oven, microwave/grill, further storage units include open wine store, pantry stores, deep pull-out pan drawers, wine cooler, stone tiled flooring, inset LED downlighters, double glazed window to side aspect, opening out to Dining Area with continuation of flooring from kitchen, coved ceiling, underfloor heating control, lantern, aerial point, set of double glazed bi-folding doors leading out onto garden, leading through into:

SITTING ROOM

with coved ceiling, inset LED downlighters, open fireplace ready to be fitted with appropriate woodburning stove, wall mounted underfloor heating controls, spy lantern, double glazed bi-folding doors out onto garden.

LIVING ROOM

with coved ceiling, wall mounted underfloor heating control, inset LED downlighters, double glazed window to side aspect, set of double glazed French doors leading out onto garden.

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, storage cabinet fitted underneath wash hand basin, wall mounted mirror, lighting feature, extractor fan, inset LED downlighters, double glazed window fitted with privacy glass out onto front and side aspect.

ON THE FIRST FLOOR

LANDING

with coved ceiling, inset LED downlighters, Velux skylight, built-in storage cupboards, doors leading into respective rooms.

FAMILY BATHROOM

comprising of a four piece suite with large standalone bath with hot and cold mixer bath taps, shower attachment, large walk-in shower cubicle with ceiling mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards underneath wash hand basin, wall mounted mirror with lighting feature, shaver point, heated towel rail, eaves storage cupboard, vaulted ceiling with inset LED downlighters, extractor fan, double glazed window to both front and side aspect.

BEDROOM 1

with coved ceiling, inset LED downlighters, underfloor heating, wall mounted underfloor heating control, double glazed window overlooking garden, panelled door through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with walk-in shower with ceiling mounted waterfall shower head, additional shower attachment, accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, storage cupboards fitted underneath wash hand basin, wall mounted mirror with lighting feature, shaver point, tiled flooring, built-in eaves storage cupboard housing underfloor heating manifolds for first floor, vaulted ceiling, inset LED downlighters, extractor fan, double glazed Velux skylight to side aspect.

BEDROOM 2

with coved ceiling, inset LED downlighters, wall mounted underfloor heating control, double glazed window overlooking garden, panelled timber door leading to:

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted dual secondary shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror with lighting feature, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 3

with loft access, coved ceiling, inset LED downlighters, wall mounted underfloor heating control, double glazed window to rear aspect.

BEDROOM 4

coved ceiling, wall mounted underfloor heating control, inset LED downlighters, double glazed window overlooking garden.

OUTSIDE

To the front, the property is approached off the High Street, via a concrete drive leading onto a separated gravelled drive to a remote controlled electronic gate and in turn, leading to a block paved driveway which is shared between the two properties. This provides off-street parking for two vehicles with the front of the property principally paved and bordered by some well stocked raised bedding created by timber sleepers. The air source heat pump is located to the side of the property. There are a number of lighting and power point to the front.

To the rear of the property is a low maintenance garden set across two levels with a large paved patio area led directly off the reception room benefiting from outside power points, base mounted seating which is enclosed by brick wall, adjacent to this are steps up to the area which is principally laid to lawn to the highest point which is laid to lawn with a handful of mature trees either side of the property allows access round to the front with wall mounted lighting either side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	87	
(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 £695,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 2069 sq ft - 192 sq m

Ground Floor Area 1215 sq ft - 113 sq m

First Floor Area 854 sq ft - 79 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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