



Fairfield End, Cambridge, CB5 8SN

CHEFFINS

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Cambridge,
CB5 8SN

A beautifully presented, contemporary and energy efficient two bedroom detached property arranged over two floors. The property is situated on the northern side of the city in close proximity to Ditton Meadows, local amenities and transport links including Cambridge North Station, the A14 and M11.

2 2 1

Guide Price £475,000





FRONT DOOR

leading into:

ENTRANCE HALL

with stairs to first floor, wooden flooring, underfloor heating, LED spotlights, leading into:

OPEN PLAN KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a range of floor and wall units with triple glazed window overlooking front of the property, laminate worktop, Bosch integrated oven, Bosch 4 ring induction hob with extractor fan, Bosch integrated microwave stainless steel one and a half sink and drainer with mixer tap, integrated Bosch dishwasher. Sitting Room with wood flooring, sliding door out onto courtyard garden, underfloor heating, downlight access to:

DOWNSTAIRS W C

with wood flooring, low level w.c., wash hand basin with storage cupboard below, mixer tap, triple glazed frosted window overlooking side of the property, extractor fan, LED spotlights, underfloor heating via air source heat pump.

UTILITY ROOM

with space and plumbing for washing machine and dryer, space for fridge/freezer, water tank, a range of floor and wall mounted units with laminate worktop providing extra work space,

door into storage area which was previously a garage before conversion with roller door and capacity for an EV charger to be installed if required.

ON THE FIRST FLOOR

LANDING

carpeted, storage space and Velux window allowing natural light, downlight.

PRINCIPAL BEDROOM

with wood flooring, underfloor heating, triple glazed window overlooking front of the property, access into:

ENSUITE BATHROOM

with tiled flooring, three piece white suite comprising bath with shower over, wash hand basin with mixer tap and storage drawer below, low level w.c., part tiled walls, Velux window, LED spotlights, extractor fan, heated towel rail.

BEDROOM 2

with wood flooring, underfloor heating, upvc triple glazed window overlooking front of the property, downlight, built-in wardrobe with sliding mirrored doors.

ENSUITE SHOWER ROOM

with tiled flooring, walk-in tiled shower, low level w.c., wash hand basin with mixer tap and storage

drawer below, Velux window, LED spotlights and extractor fan, door leading into eaves storage, power and lighting.

OUTSIDE

The property is approached via a brick paved driveway leading to front door. Outside the front of the property there is a further gravelled pathway leading to a communal garden area which is predominantly laid to lawn and enclosed by post and rail timber fencing as well as a variety of shrubs and bushes with views over meadow beyond.

Rear courtyard garden, block paved terrace area perfect for al fresco dining and enclosed with timber fencing, side access leading to the front of the property. Outside electricity plug point, further gate leading to air source heat pump, also providing further storage and outside tap. The garden is south west facing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B	84	
(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 £475,000

Tenure - Freehold

Council Tax Band - D

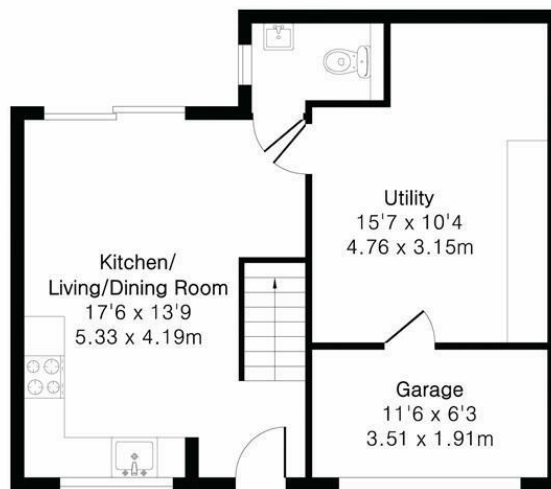
Local Authority - Cambridge

**Approximate Gross Internal Area 954 sq ft - 89 sq m
(Excluding Garage)**

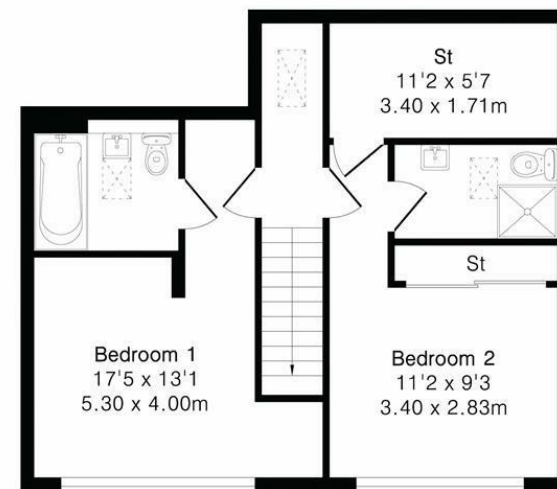
Ground Floor Area 438 sq ft - 41 sq m

First Floor Area 516 sq ft - 48 sq m

Garage Area 72 sq ft - 7 sq m



Ground Floor



First Floor



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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