



Blythe Way, Highfields Caldecote, CB23 7NR

CHEFFINS

Blythe Way

Highfields Caldecote,
CB23 7NR

- Established Link Detached Home
- Four Bedrooms
- Principle Bedroom Suite With En Suite
- Utility Room With Access To Garage
- Private Rear Garden
- Convenient Village Location

An extremely well presented link detached family home, offering stylish and high specification finish throughout, occupying a most excellent tucked away position on the edge of this established residential development, with an ease of access to the local amenities as well as benefitting from being in Comberton Village College catchment.

4 2 2

Guide Price £495,000





LOCATION

Highfields Caldecote is a pleasant village located just 8 miles west of Cambridge, ideally placed for access to the A428 and A14. The village has a variety of local amenities including primary school, recreation ground, public houses, hotels and village hall. Further facilities are available in the nearby villages of Cambourne and Bourn.

STORM PORCH

covering panelled glazed entrance door fitted with privacy glass leading through into:

ENTRANCE HALLWAY

with inset footwell, wood effect flooring, radiator, coved ceilings, stairs rising to first floor accommodation with panelled door providing access into understairs storage cupboard, coat cupboard, double glazed window to side aspect and engineered wood panelled doors providing access into respective rooms.

CLOAKROOM

recently refurbished and stylish two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, decorative tiled splashback, wood effect flooring, radiator, double glazed window fitted with privacy glass out onto side aspect.

SITTING ROOM

with coved ceilings, gas fireplace with stone surround and hearth with wooden mantel, double panelled radiators, wall mounted uplighting and double glazed bay window to front aspect.

DINING ROOM

with continuation of the wood effect flooring from the hallway, coved ceilings, radiator double glazed French doors leading out onto garden.

KITCHEN/BREAKFAST ROOM

comprising a wealth of both wall and base mounted units with granite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drinking water tap, drainer to side, integrated 5 ring Bosch gas hob with tiled splashback, Siemens extractor hood above and adjacent to this a Neff double oven, integrated and concealed fridge/freezer, further storage cupboards include display cabinets, coved ceilings, wood effect flooring, further space for fridge/freezer, understairs storage cupboard, LED downlighters, and double glazed window overlooking garden with a panelled timber door leading through into:

UTILITY ROOM

comprising a collection of base mounted storage cupboards with further granite work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side with tiled splashbacks, space and plumbing for both washing machine and dryer, wall mounted gas fired boiler providing hot water and heating for the property, heated towel rail, wood effect flooring, coved ceiling, extractor fan, panelled glazed door leading out onto garden, panelled door leading through into Garage.

GARAGE

which is also accessed via an up and over door from the front fitted with power and lighting with a wealth of available storage space for both car and further items.

ON THE FIRST FLOOR

LANDING

coved ceilings, airing cupboard housing hot water cylinder and fitted timber shelving, radiator, engineered panelled oak doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with coved ceilings, decorative wood panelling, radiator, set of double doors providing access into built-in wardrobes fitted with railings and shelving, double glazed window to front aspect, panelled door providing access into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a 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, wall mounted mirror cupboard with lighting feature, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with panelled door providing access into eaves storage cupboard, radiator, double glazed window overlooking garden.

BEDROOM 3

with loft access, radiator, set of double doors providing access into built-in storage cupboard, double glazed window overlooking garden.

BEDROOM 4

with radiator, double glazed window to front aspect.

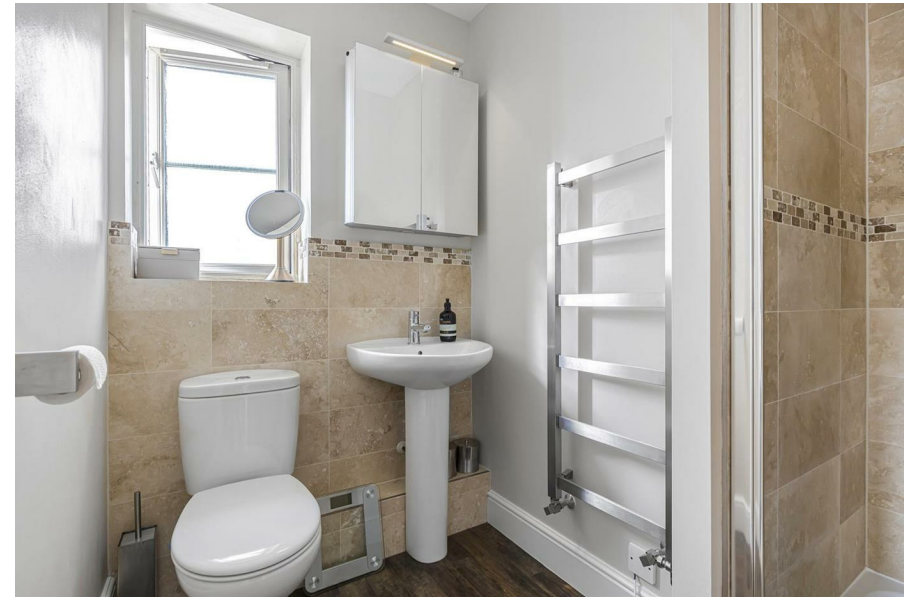
FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with dual wall mounted shower head and hot and cold mixer bath taps, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wood effect flooring, inset LED downlighters, wall mounted mirror and lighted storage cupboard, tiled upstand, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front of the property is approached off Blythe Way via a block paved driveway providing access to the three properties in this more exclusive part of the Close where there is further guest parking available surrounding this area which is enclosed by some high shrubbery and mature hedging. The property is accessed via a paved pathway leading to the front entrance door and surrounded by a bedded area laid to slate and to the right hand side there is a continuation of the block paved driveway leading to a driveway with parking for one vehicle and additional space opposite.

To the rear of the property is an exceptionally private rear garden principally laid to lawn with porcelain tiled patio led directly off the rear part of the property and specifically the Dining Room and Utility Room and this area provides a wonderful space to both relax and entertain and surrounded by wall mounted lighting. Following on from the paved area is a stone pathway leading to another corner of the garden where there is a further paved area surrounded by a number of mature shrubs and trees providing a somewhat covered yet ideal spot to follow the sun during the day and this is then further surrounded by some well stocked bedded areas full of mature shrubs and trees. There is also an outside tap and a side timber gate leading round to the private and secure side entrance. This secure side access has a continuation of the paved area leading to the second side access gate provides a handy and secure space for storage of bikes, bins and other items and leads round to the front of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	71	
(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		

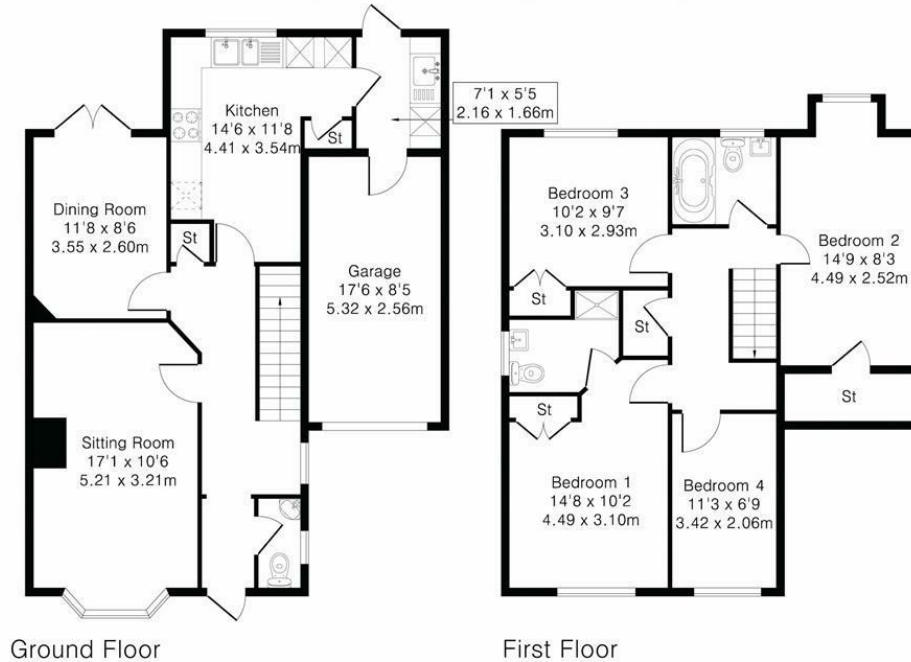
Guide Price £495,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1254 sq ft – 117 sq m
Ground Floor Area 619 sq ft – 58 sq m
First Floor Area 635 sq ft – 59 sq m
Garage Area 147 sq ft – 14 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.

CHEFFINS

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



CHEFFINS

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.