



Sleford Close, Balsham, CB21 4DP

**CHEFFINS**

## Sleford Close

Balsham,  
CB21 4DP

Well proportioned and sympathetically improved modern detached bungalow in a delightful corner plot in a highly sought after cul-de-sac so conveniently placed close to the heart of the village, within a short walk of an excellent range of local amenities. Driveway/parking and garage. Chain free.

3 1 2

**Guide Price £425,000**





## LOCATION

Sleford Close is a highly sought after residential cul-de-sac so conveniently placed right in the heart of this most desirable and popular South Cambridgeshire village. Balsham provides an excellent range of local amenities including its own primary school, delicatessen/coffee shop, post office/stores, fine church, 2 inns and recreation ground with bowls club and children's playground adjacent. The village is located about 10 miles south east of the university City of Cambridge and is so well placed for access to the Addenbrookes Campus and is also just 1 mile from the larger nearby village of Linton with its more extensive shopping and schooling facilities.

## SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

to:

## ENTRANCE LOBBY

with natural wood style floor, coat hooks, door to:

## OPEN PLAN KITCHEN AND DINING ROOM

A wonderful open plan living space with two sealed unit double glazed windows to front aspect providing exceptional light and the kitchen area has been refitted with a high quality kitchen including a inset butler sink with mixer taps and cupboard beneath, granite style work surfaces set to either side incorporating an integrated dishwasher and there is also space and plumbing for washing machine, further base units with worktops and cupboards below and an upright unit housing an integrated refrigerator and freezer beneath, range of wall storage cupboards, integrated oven and grill with 4 point induction hob and contemporary style cooker hood above, attractive part ceramic tiled walls and splashbacks, further extensive base units with a large fitted worktop with cupboards and drawers below and a preparation slab. Long fitted breakfast bar, double radiator and large built-in storage cupboard which also houses a hot water cylinder, recess with oil fired boiler, natural wood style flooring, two radiators, and door to built-in storage and cloaks cupboard with further high level storage cupboard above, glazed folding doors which lead to:

## SITTING ROOM

with a feature stone open fireplace with slate hearth, shelf to side, two radiators, and full height sealed unit double glazed windows and full height sealed unit double glazed door leading to paved rear terrace and gardens.

## DOOR FROM KITCHEN/DINING ROOM

leading through to:

## INNER HALL

with trap door to roof space.

## BEDROOM 1

with radiator, sealed unit double glazed windows to side aspect overlooking the main gardens and built-in double wardrobe with cupboards above.

## BEDROOM 2

with built-in double wardrobes with cupboards above, radiator, sealed unit double glazed windows to side aspect.

## BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect, built-in shelved storage cupboard.

## SHOWER ROOM

with a large walk-in shower cubicle with glazed screen and wall mounted shower unit, pedestal wash hand basin and low level w.c., radiator, ceramic tiled walls and flooring, sealed unit double glazed windows to front aspect with frosted glass, radiator.

## FROM THE KITCHEN

there is a full height sealed unit double glazed door with frosted glass leading to:

## COVERED SIDE PASSAGEWAY

with door to front garden and driveway and further door leading to the rear garden.

## OUTSIDE

To the front of the property there is an attractive garden area laid to lawn with a variety of mature shrubs and well stocked borders to side and pathway leading to front door. There is also a concreted driveway/parking area which in turn leads to a GARAGE with up and over door

Immediately to the rear of the property itself there is a large paved terrace with external lighting, mature shrubs to side and rear and also an oil storage tank to side set on a paved plinth and bin storage area. Garden area adjacent to terrace with lawn and mature shrubs to either side and this in turn leads to a delightful garden area which is laid to lawn with an extensive variety of mature shrubs around.







## Approximate Gross Internal Area 1029 sq ft - 96 sq m

Ground Floor Area 1029 sq ft – 96 sq m

Garage Area 126 sq ft – 12 sq m



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

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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



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.

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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.