



Broadway, Bourn, CB23 2TA

**CHEFFINS**



## Broadway

Bourn,  
CB23 2TA

 3  3  2

**Guide Price £775,000**



A substantial detached single storey residence with useful first floor loft storage room and impressive open plan kitchen/dining/living room. The property has weatherboarded and brick elevations underneath a pitched tiled roof.







## LOCATION

Bourn is a delightful village located just 8 miles west of Cambridge and is well placed for major routes including the A428 and M11. The village itself has a range of local amenities including a gastropub, award-winning restaurant, doctors surgery, nursery and primary school, golf club, church, farm shop selling local produce and post office. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

## COVERED ENTRANCE

with outside light, timber entrance door into:

## ENTRANCE HALLWAY

staircase rising to the first floor, oak newel post, handrail and steps with glazed balustrade, vaulted ceiling with double glazed Velux rooflight, wooden flooring with recessed matwell and underfloor heating.

## OPEN KITCHEN/DINING/LIVING ROOM

with feature high vaulted ceiling with LED downlighters, double glazed Velux rooflights with triple glazed electric Velux rooflights, wall lights, oak flooring, central fireplace with oak bressumer beam, and double sided log burning stove, double glazed windows to either side, full height double glazed and oak bi-folding doors leading out to the gardens, lamp circuit.

## SITTING/CINEMA ROOM

full height vaulted ceiling, LED downlighters, ceiling speakers, provision for projector, other side of the double sided log burning stove, oak flooring, oak double glazed windows with shutters.

## KITCHEN

fitted with a generous range of storage cupboards and drawers, granite working surfaces with matching upstands and tiling to splashbacks, Rangemaster cooking range with matching extractor hood, fitted and concealed fridge/freezer, fitted and concealed dishwasher, undermount one and a half bowl sink unit with mixer tap and grooved drainer, pull-out larder cupboard, central island with granite working surface with grooved drainer, boiling water tap, storage cupboards and drawers below, oak flooring.

## BOOT ROOM

extractor fan, Lampoassa hot water storage, part of the air source heat pump, double glazed oak framed window and stable door leading to outside.

## CLOAKROOM/UTILITY

with plumbing and space for automatic washing machine, space for tumble dryer, pedestal wash hand basin with mixer tap and tiling to splashbacks, low level dual flush w.c., oak flooring, extractor fan, double glazed and frosted oak framed window.

## INNER HALL

access to loft space, oak flooring and skirtings, radiator, storage cupboard with underfloor heating controls.

## BEDROOM 1

ceiling with inset LED downlighters, oak flooring, radiator, walk-in dressing room, hanging rail, and shelving. double glazed window to the front with shutters.

## ENSUITE SHOWER ROOM

large walk-in shower, drencher shower head and handheld rose, glazed shower screen, wash hand basin with mixer tap, dual flush low level w.c., shaver point, heated towel rail, radiator, frosted double glazed oak framed window to the side.

## BEDROOM 2

ceiling with inset LED downlighters, oak flooring, range of fitted wardrobe cupboards, radiator, double glazed oak framed window to the front with shutters.

## ENSUITE SHOWER ROOM

walk-in tiled shower, drencher shower head,

hand held rose, glazed screen, pedestal wash hand basin, low level dual flush w.c., heated towel rail/radiator, tiled walls, ceiling with inset LED downlighters, extractor fan, oak frame double glazed with frosted glass.

## BEDROOM 3

fitted oak desk, oak flooring, ceiling with inset LED downlighters, oak frame bi-fold doors to the rear and oak frame double glazed windows to the side and rear, radiator, underfloor heating.

## BATHROOM

fitted with white suite comprising panelled shower bath, curved glass shower screen, mixer tap, shower unit above with drencher shower head and hand held rose, heated towel rail/radiator, pedestal wash hand basin, low level dual flush w.c., tiled walls, ceiling with inset LED downlighters, extractor fan, oak flooring, oak frame double glazed and frosted window to the rear.

## ON THE SECOND FLOOR

## LOFT STORAGE ROOM

oak flooring, radiator, triple glazed Velux rooflight.

## OUTSIDE

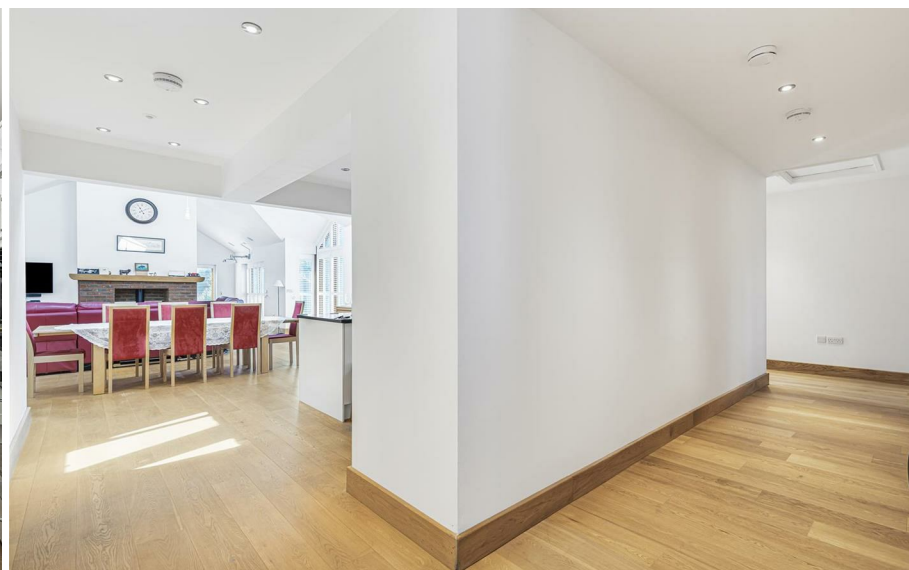
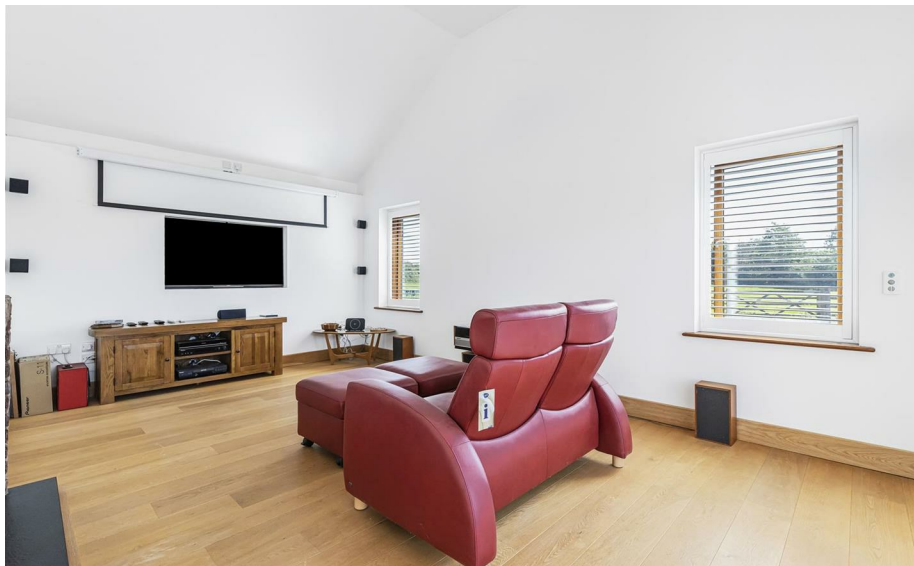
The property stands well within its own gardens with hedgerow and 5-bar gate, gravelled driveway with turning area, gardens to side and rear with large paved patio, provision for a second access. Adjoining field, enclosed by fencing with a mixture of post and rail and post and wire with gated access.


## AGENTS NOTE

Further land is available for a guide price of £175,000. The field will be sold subject to an uplift clause.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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	

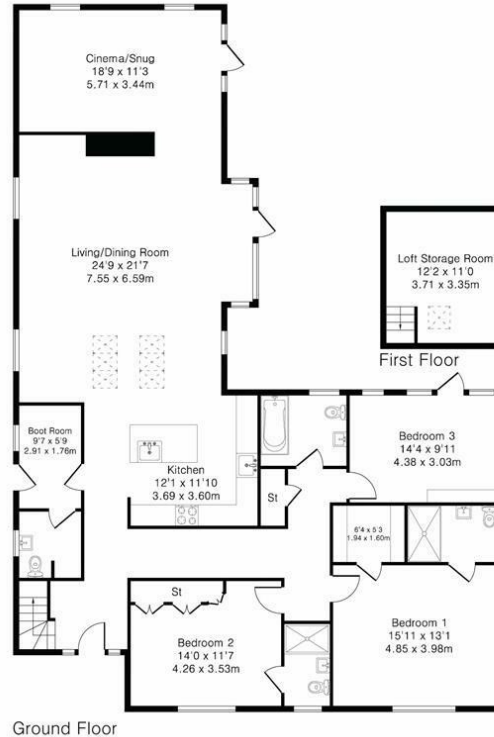


Guide Price £775,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire District Council





Approximate Gross Internal Area 2072 sq ft – 192 sq m  
Ground Floor Area 1938 sq ft – 180 sq m  
First Floor Area 134 sq ft – 12 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.



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.

