Alms Hill, Bourn, CB23 2SH

CHEFFINS

CHEFFINS

Alms Hill

Bourn,
CB23 2SH

4 2 2

Guide Price £600,000

- Generous Four-Bedroom Detached Property
- Two Well-Proportioned Reception Rooms
- Recently Fitted Traditional-Style Kitchen/Breakfast Room
- Principal Bedroom With En-Suite Shower Room
- Separate Family Bathroom And Ground Floor Cloakroom
- Extensive And Established Rear Garden
- Large Paved Patio Area For Outdoor Entertaining
- Driveway Providing Parking For Multiple Vehicles
- Garage With Power, Lighting And Up-And-Over Door
- Generous 0.19 Acre Plot Providing Excellent Extension/Development Potential

An excellent opportunity to acquire this detached family residence, which has undergone a degree of sympathetic improvement and updating, including the installation of a particularly attractive and recently fitted kitchen with adjoining breakfast room. The property offers versatile and well-proportioned accommodation, whilst retaining significant potential for further extension and improvement, subject to the necessary consents and sits in its own generous plot. Ideally situated in a central position within the village and offered for sale with the benefit of no onward chain.

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.

ENTRANCE HALL
Panelled entrance door with double glazed side panels either side, tiled flooring, coved ceiling, radiator and open staircase rising to the first floor. Panelled glazed doors provide access to the principal reception rooms and cloakroom.

CLOAKROOM
Comprising a two-piece suite with low level WC with concealed cistern and concealed hand flush, wash hand basin with hot and cold mixer tap and tiled splashback. Stone-effect upstand and useful shelving either side of the WC, tiled flooring, radiator and double glazed window with privacy glass overlooking the front aspect.

SITTING ROOM
Accessed via a panelled glazed door, natural stone flooring, coved ceiling and radiator. Double glazed windows overlook the front aspect, with a double glazed sliding door providing access onto the rear garden.

DINING ROOM
With continuation of the natural stone flooring from the entrance hall, coved ceiling, radiator and double glazed window overlooking the front aspect.

KITCHEN/BREAKFAST ROOM
The kitchen area is fitted with a recently installed range of traditional-style wall and base-mounted storage cupboards and drawers, incorporating soft-close fittings. There is a stone-effect work surface with inset one-and-a-quarter bowl porcelain sink, hot and cold mixer tap and drainer. Integrated AEG appliances include an induction hob with extractor, double oven, concealed dishwasher and washing machine, together with space for an American-style fridge/freezer. Useful large storage cupboard, natural stone flooring, LED downlighting and double glazed window overlooking the garden.

The kitchen opens through to the breakfast area, providing a pleasant additional informal living space and benefiting from a radiator, LED lighting, double glazed window and panelled glazed door leading directly onto the garden.

FIRST FLOOR

LANDING
With loft access, cupboard housing the hot water cylinder, radiator, double glazed window with privacy glass overlooking the front aspect and panelled doors providing access to the respective rooms.

PRINCIPAL BEDROOM
With coved ceiling, radiator and double glazed window overlooking the rear garden. Panelled door leading to:

EN-SUITE SHOWER ROOM
Comprising a four-piece suite including shower cubicle with electric power shower and glazed door, low level WC with concealed cistern and concealed hand flush, bidet and wash hand basin with separate hot and cold taps. Tiled walls, wall-mounted mirrored cupboard with shelving, radiator, tiled flooring, LED downlighting and double glazed window with privacy glass overlooking the front aspect.

FAMILY BATHROOM
Comprising a three-piece suite including panelled bath with wall-mounted shower head, electric power shower and hot and cold mixer tap, together with folding shower partition, low level WC with concealed cistern and concealed hand flush, and wash hand basin with separate hot and cold taps. Tiled walls, wall-mounted mirrored cupboard, radiator, tiled flooring, LED downlighting and double glazed window with privacy glass overlooking the front aspect.

BEDROOM TWO
With radiator, coved ceiling and double glazed window overlooking the front aspect.

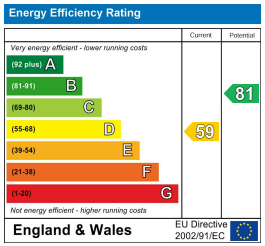
BEDROOM THREE
With radiator and double glazed window overlooking the front aspect.

BEDROOM FOUR
With radiator and double glazed window overlooking the front aspect.

OUTSIDE
The property is approached from Alms Hill via a dropped kerb leading onto a gravel driveway providing parking for multiple vehicles. The front garden is enclosed by a mature hedge and further benefits from established borders with well-stocked planting and bedding. There is also an up-and-over door providing access to the garage, with pedestrian access to either side of the property.

GARAGE
With up-and-over door, power and lighting.

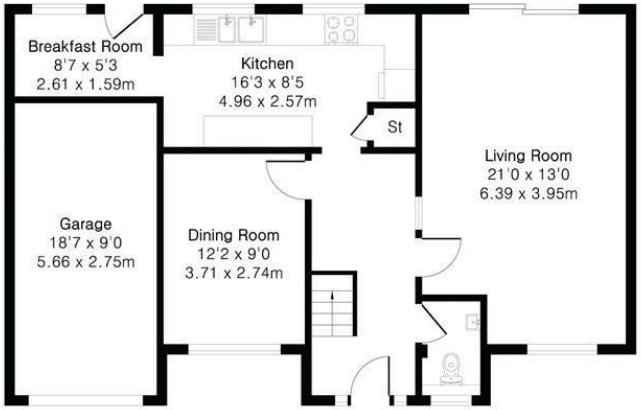
To the rear, the property benefits from an extensive garden, principally laid to lawn, with a large paved patio area adjoining the rear of the house and providing an excellent area for outdoor seating and entertaining. The remainder of the garden is enclosed and offers a good degree of space and privacy.



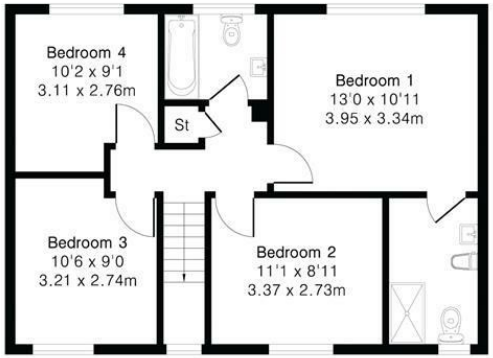
Guide Price £600,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1316 sq ft - 122 sq m (Excluding Garage)

Ground Floor Area 700 sq ft – 65 sq m
First Floor Area 616 sq ft – 57 sq m
Garage Area 168 sq ft – 16 sq m



Ground Floor



First Floor

PINKPLAN

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.

CHEFFINS

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.

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

CHEFFINS

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.