



Pyrethrum Way, Willingham, CB24 5UX

**CHEFFINS**



## Pyrethrum Way

Willingham,  
CB24 5UX

A three bedroom detached property extending to approximately 1031sqft arranged over two floors. The property further benefits from off-road parking and a garage and is situated in a central village location close to local amenities.

### LOCATION

Willingham is a popular and well served village located approximately 12 miles Northwest of Cambridge. The village benefits from a range of local amenities including primary school, library, doctors surgery, local shops and pubs/restaurants. The village is also served by excellent transport links to Cambridge with the guided busway running through the neighbouring village of Longstanton and provides services to Cambridge station, Addenbrookes hospital and the city centre. The village is also within easy reach of the new Cambridge North station providing direct access to both London Kings Cross and London Liverpool Street.

3 2 1

Guide Price £425,000





## FRONT ENTRANCE DOOR

leading into:

## ENTRANCE HALL

carpeted, with downlighter, radiator, access to first floor and various rooms, understairs storage cupboard with hanging rail.

## SITTING ROOM

with wood floor, radiator, upvc double glazed window overlooking front of the property, electric fireplace, downlighter.

## CLOAKROOM

with laminate flooring, low level w.c., wash hand basin, upvc double glazed frosted window overlooking front of the property, downlighter, fuse box.

## KITCHEN/BREAKFAST ROOM

Kitchen with tile effect Karndean flooring, radiator, range of floor and wall units with stainless steel one and a half sink and drainer with mixer tap, laminate worktop, upvc double glazed window overlooking rear garden, part tiled walls, integrated oven and grill, integrated 4 ring electric hob with extractor fan, space and plumbing for dishwasher.

## UTILITY ROOM

with tiled effect Karndean flooring, range of floor and wall units, laminate worktop, stainless sink and drainer with mixer tap, space and plumbing for washing machine and boiler, downlighter, door leading out to side passage.

## DINING AREA

carpeted, radiator, downlighter, doors leading into:

## CONSERVATORY

with wood effect laminate flooring, door out into rear garden.

## ON THE FIRST FLOOR

## LANDING

carpeted, access into loft space, airing cupboard and access into various rooms.

## PRINCIPAL BEDROOM

carpeted, radiator, downlighter, upvc double glazed window overlooking front of the property. Access into:

## ENSUITE SHOWER ROOM

with wood effect laminate flooring, walk-in tiled shower cubicle, wash hand basin, low level w.c., a range of floor and wall units for storage, upvc double glazed frosted window overlooking side of the property, radiator, extractor fan.

## BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, downlighter, radiator.

## BEDROOM 3

carpeted, upvc double glazed window overlooking the rear of the property, downlighter, radiator.

## FAMILY BATHROOM

with walk-in shower, low level w.c., wash hand basin, upvc double glazed window overlooking front of the property, radiator, downlighter, extractor fan.

## OUTSIDE

The property is approached via a driveway leading to GARAGE with up and over door, further side access to rear garden. power and eaves storage, work bench and shelving. The front garden is predominantly gravelled and has a variety of shrubs and bushes and pathway leading to the front door.

Rear garden side access to the front of the property, terrace area perfect for al fresco dining. The rear garden is laid predominantly to lawn and fully enclosed with timber fencing. Borders containing various shrubs and a further terrace area behind the garage. Outside tap and greenhouse.



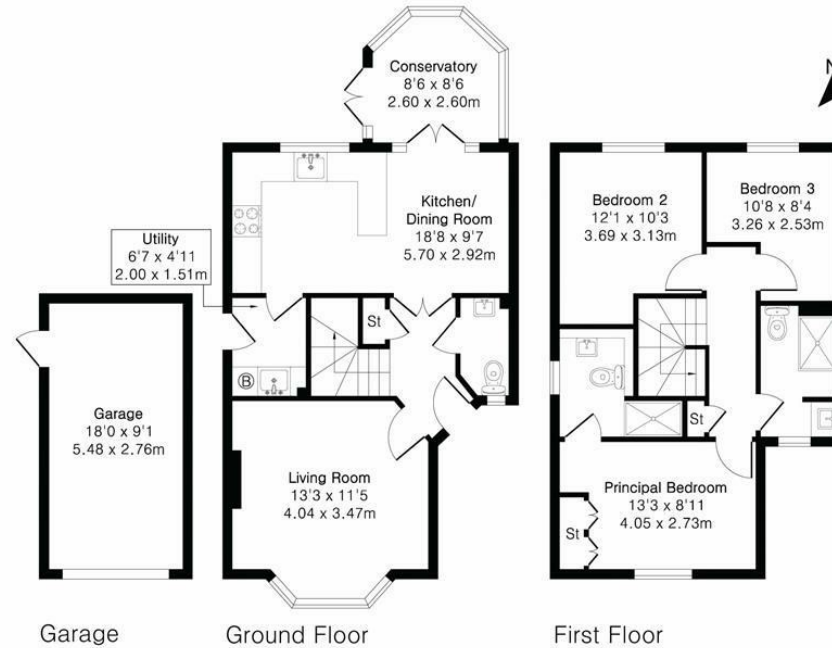


**Approximate Gross Internal Area 1031 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 478 sq ft – 44 sq m

Garage Area 163 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	

Guide Price £425,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council



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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