The Drift, Elsworth, CB23 4JN

CHEFFINS

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The Drift

Elsworth,
CB23 4JN

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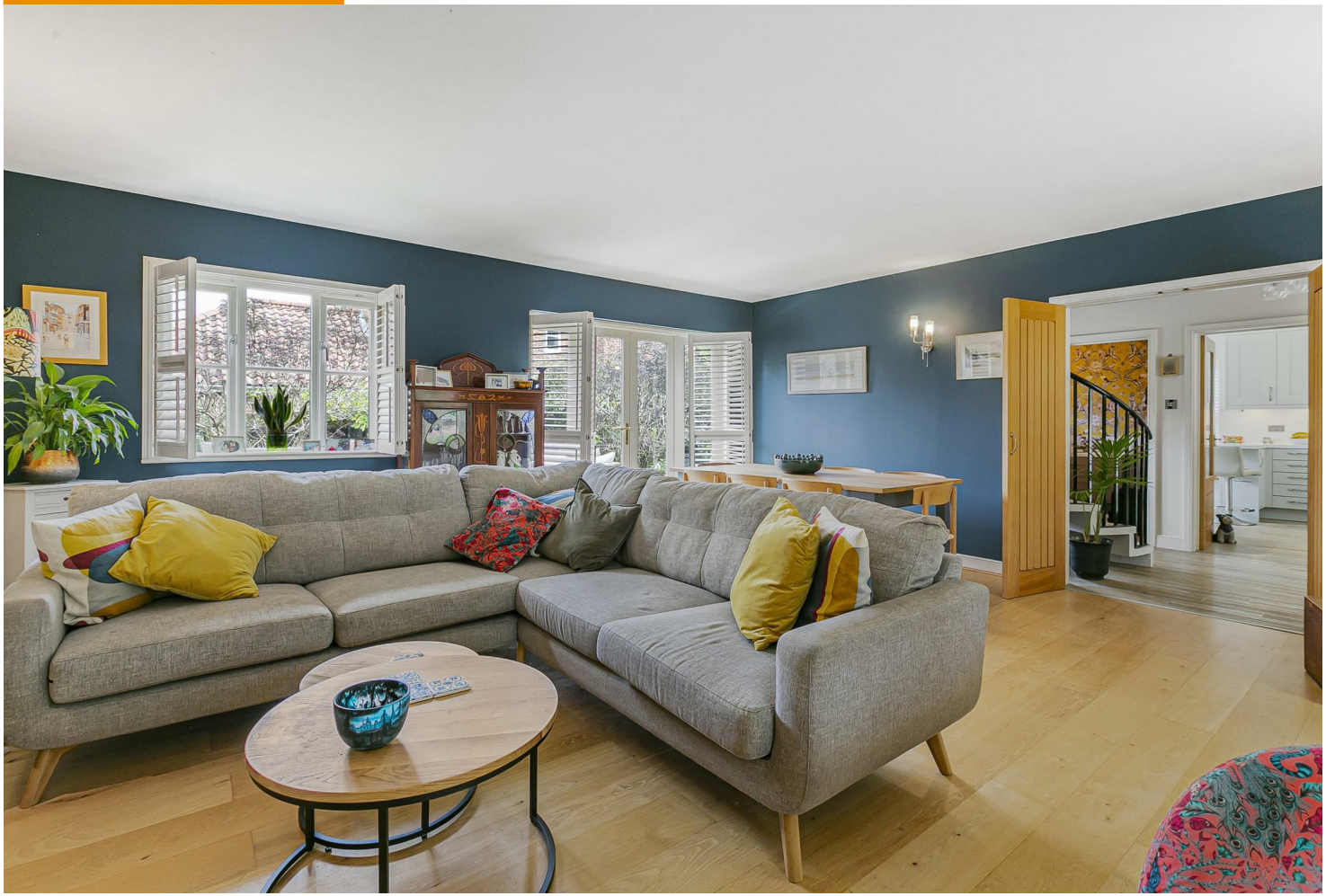
Guide Price £525,000

- Style and Character
- Luxuriously Fitted Kitchen/Breakfast Room
- Family Room/Ground Floor Bedroom
- Versatile Accommodation
- Principal Reception Room
- 2 First Floor Bedrooms
- Enclosed Gardens and Extensive Parking

This highly individual and most stylish, detached house has been sympathetically improved and extended in more recent times and now provides exceptionally well proportioned and versatile living accommodation and includes a ground floor family room/studio/potential third bedroom. The property incorporates many attractive and stylish features and is beautifully presented throughout.



LOCATION

The property occupies a delightful, quiet non-estate position in a desirable lane, situated directly opposite the churchyard and historic church. The sought-after village of Elsworth provides a useful range of local amenities. These include a well-regarded Primary School, a community run village store, Farm Shop Outlet – including a Deli and Bistro Restaurant, and two public houses. The village is located with easy access to major routes and is situated 10 miles west of Cambridge.

COVERED ENTRANCE PORCH
with outside lights and entrance door to:

RECEPTION HALL
with radiator, feature staircase to first floor, recessed area behind and double glazed windows to rear aspect.

CLOAKROOM
with low level wc, vanity style unit with wash hand basin and cupboard below, vertical radiator/towel rail, natural wood style flooring, double glazed windows to rear aspect with frosted glass.

PRINCIPAL RECEPTION ROOM
A delightful, light and spacious room with a large feature central brick Inglenook style fireplace with exposed brick chimney breast and an inset firegrate with glass fronted door, brick hearth, natural wood style flooring and a pair of double glazed windows to front aspect with attractive fitted shutters, double radiator, double glazed windows to rear aspect with fitted shutters and full height double glazed windows with a pair of double glazed doors leading to paved terrace and rear gardens and fitted shutters.

FAMILY ROOM/STUDIO/BEDROOM 3
with feature high vaulted ceiling with two double glazed high level Velux windows, vertical contemporary style radiator, natural wood style flooring and a pair of full height double glazed doors leading to paved terrace and rear gardens.

KITCHEN/BREAKFAST ROOM
refitted with a range of high quality and attractive fitted units comprising; inset sink unit with mixer taps, integrated dishwasher, Neff washer/dryer, extensive range of fitted base units comprising Corian worktops with cupboards and drawers below, recessed, shelved storage area which also houses microwave oven and has a pull down screen, extensive fitted upright shelved storage cupboard to side, integrated fridge/freezer, cotemporary style wall mounted radiator, small fitted breakfast bar, double glazed windows to side aspect with frosted glass, fitted bench seat with storage cupboards below, double glazed windows to rear aspect overlooking the rear gardens and a double glazed door leading to covered paved terrace and gardens, double glazed windows to front aspect.

FIRST FLOOR

SPACIOUS LANDING AREA
with recessed space with double glazed windows to front aspect, radiator, built in airing cupboard housing water cylinder.

BEDROOM 1
with radiator, large fitted storage box with shelf above, extensive range of built in wardrobes and shelf storage cupboards, recess with radiator, double glazed windows to front aspect.

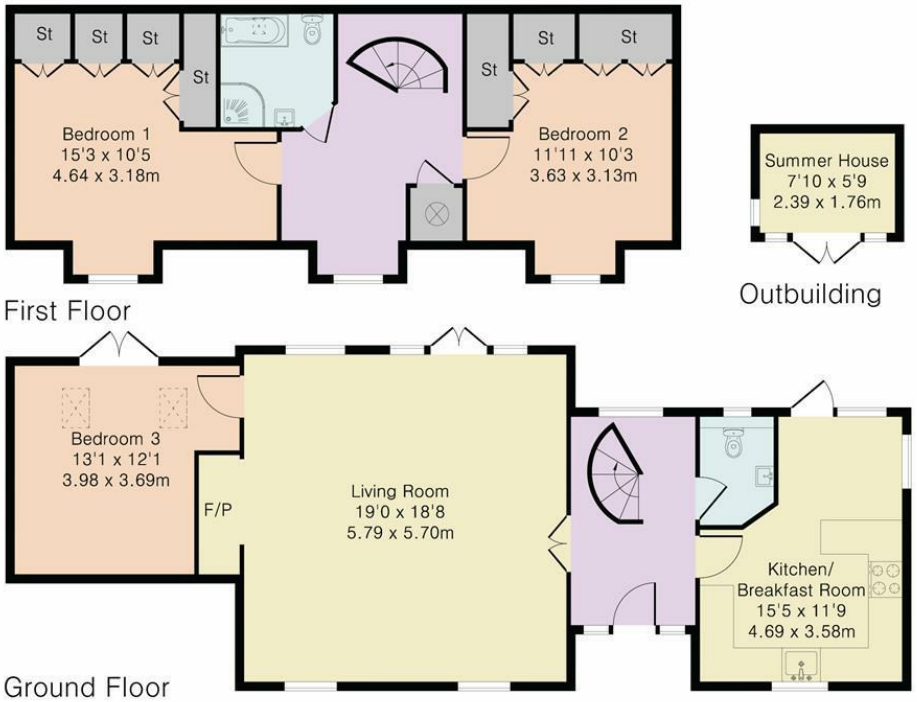
BEDROOM 2
with an extensive range of built in wardrobes and shelf storage cupboards, recess with fitted dressing table, radiator, double glazed windows to front aspect, trap door to roof space.

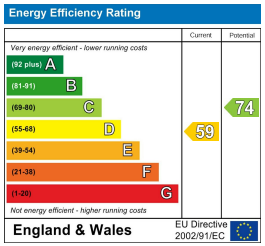
BATHROOM
refitted with a stylish white suite comprising; bath with ceramic tiled walls around, mixer taps, shower cubicle with wall mounted large shower head and handheld shower unit, sliding glazed doors, vanity style unit with inset wash hand basin with cupboards below, low level wc, vertical wall mounted radiator/towel rail, tiled flooring.

OUTSIDE
To the front of the property there is a generous courtyard style, pebblestone parking area with shrubs and flower border to side, gated access to side. Adjacent to the parking area there is a further landscaped garden area with larger pebblestones and paved pathway leading to an attractive raised border with a variety of mature shrubs and well stocked borders around.

At the gated side access there is a paved courtyard style area which provides space for bins and wall mounted oil fired boiler with protective cover. In turn this leads to the delightful enclosed rear gardens which are a rather special feature and are principally laid to lawn with a large raised paved terrace adjacent and a covered paved patio area. There are also a great variety of mature shrubs, bushes and well stocked borders around a most attractive circular paved patio in one corner of the garden, further recessed area to the other side with a storage shed. There is an oil storage tank set into the other corner of the garden and a detached summerhouse/studio/office with a pair of full height double glazed doors to leading to a small timber deck and the garden.

Approximate Gross Internal Area 1366 sq ft – 126 sq m
Ground Floor Area 791 sq ft – 73 sq m
First Floor Area 530 sq ft – 49 sq m
Outbuilding Area 45 sq ft – 4 sq m





Guide Price £525,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

PINK PLAN

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.

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