



Farriers Way, Balsham, CB21 4AL

**CHEFFINS**

## Farriers Way

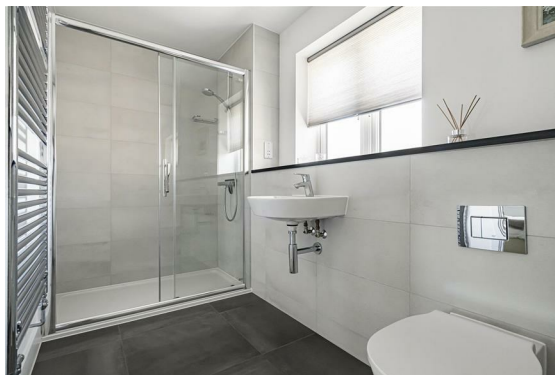
Balsham,  
CB21 4AL

A most stylish and cleverly designed semi-detached house providing exceptionally well proportioned and versatile living accommodation and incorporating many special features of quality. The property also has the benefit of an enclosed landscaped rear garden. Front driveway/parking space to side leading to a large integral garage. Complete onward chain.

3 2 1

**Guide Price £495,000**





## LOCATION

The property occupies an outstanding position within a highly sought after residential development close to the heart of the village and close to this much sought after and popular South Cambridgeshire village providing an extensive range of local amenities, many of which are just a short walk from the house itself and includes the Meadow Primary School, stores/post office, delicatessen/coffee shop, fine church, two inns and a recreation ground with children's play area. The university city of Cambridge is just 10 miles away and for the commuter the village is well placed for the M11 Motorway with access points at Stump Cross (Junction 9) and Duxford (Junction 10) plus main line stations at Whittlesford and Audley End.

## **STORM PORCH**

with outside light and front entrance door to:

## **RECEPTION HALL**

with Amtico wood style flooring, sealed unit double glazed window to front aspect, deep built-in storage cupboard understairs door to:

## **CLOAKROOM**

with low level w.c., and wash hand basin, Amtico wood style flooring.

## **STUNNING OPEN PLAN LIVING SPACE**

which incorporates a Sitting Room with Amtico wood style flooring, sealed unit double glazed windows to front and rear aspects and a pair of full height double glazed doors leading to paved terrace and gardens. The Sitting Room is open to the Dining Area with further sealed unit double glazed windows to front aspect which in turn opens to the Kitchen with an extensive range of luxuriously appointed units incorporating an inset one and a half bowl sink unit with mixer taps and cupboards below, extensive base units comprising attractive Caesarstone worktops with cupboards housing a dishwasher and washer/dryer, drawers below. Integrated Bosch ceramic hob with concealed extractor cooker hood above and glass splashback. Integrated Bosch oven and microwave oven above, cupboards above and below, integrated refrigerator and freezer, sealed unit double glazed windows to front aspect and Amtico natural wood style flooring.

## **ON THE FIRST FLOOR**

### **LANDING**

with built-in shelved storage/linen cupboard and built-in cupboard which also houses a hot water cylinder, access to an insulated loft.

### **BEDROOM 1**

with sealed unit double glazed windows to rear aspect, radiator, built-in double wardrobes with sliding mirror fronted doors.

### **ENSUITE SHOWER ROOM**

with a tiled shower cubicle, wall mounted shower unit and sliding glazed doors, low level w.c., and wash hand basin, radiator/towel rail, ceramic tiled flooring

### **BEDROOM 2**

with radiator, sealed unit double glazed windows to front aspect and built-in double wardrobes with sliding mirror fronted doors and door to:

### **BEDROOM 3**

with radiator, sealed unit double glazed windows to rear aspect. Built in double wardrobes.

### **BATHROOM**

with white suite comprising bath with shower attachment and ceramic tiled walls around, glazed fold away shower screen, wash hand basin and low level w.c., ceramic tiled floor, heated towel rail/radiator.

## **OUTSIDE**

To the front of the property are front gardens, partially bordered with established hedging. There is a large GARAGE with power, lighting and parking for up to 2 vehicles.

Gate from the side of the property lead to the delightful enclosed east facing garden, principally laid to lawn, which offers a large paved terrace, and is well suited to alfresco dining. There is a rear access door from the garden into the GARAGE.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         | 93        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £495,000

Tenure - Freehold

Council Tax Band - D

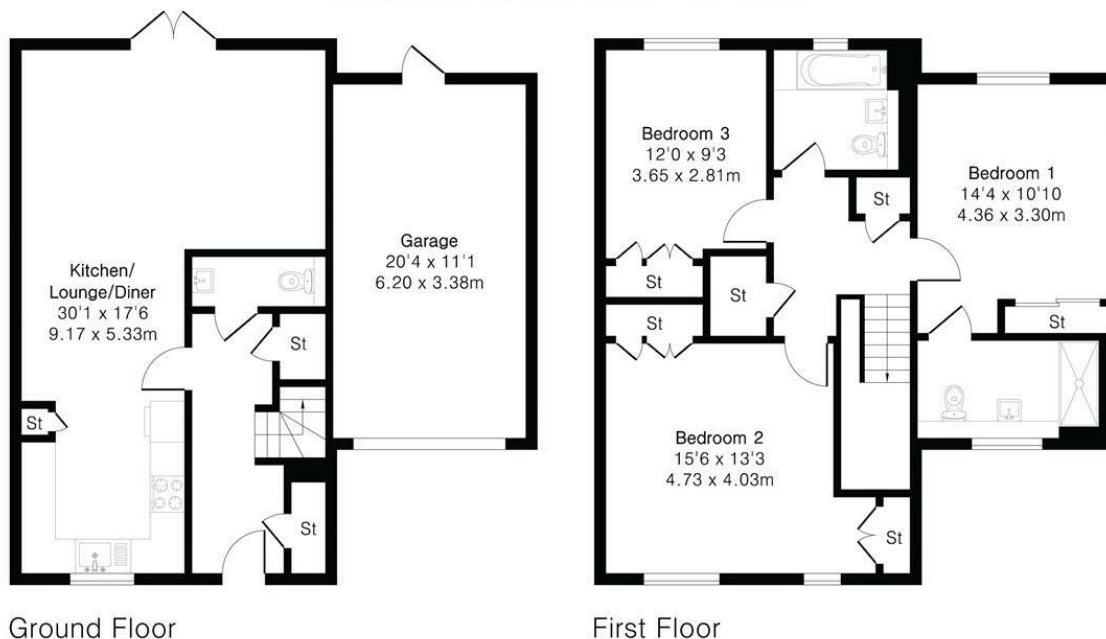
Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 1286 sq ft - 120 sq m  
(Excluding Garage)**

Ground Floor Area 526 sq ft - 49 sq m

First Floor Area 760 sq ft - 71 sq m

Garage Area 226 sq ft - 21 sq m



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: 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.



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