



Thruffle Way, Bar Hill, CB23 8TR

CHEFFINS

Thruffle Way

Bar Hill,
CB23 8TR

A rare opportunity to purchase a wonderful detached residence with versatile accommodation arranged over two floors, occupying a most appealing position at the end of this cul-de-sac and enjoying far-reaching views to the rear over the adjoining golf course, on the edge of this popular and well-served village.

4 2 2

Guide Price £750,000





LOCATION

Thruffle Way enjoys a pleasant position within the well-served village of Bar Hill, approximately 6 miles north-west of Cambridge. The village offers an excellent range of everyday amenities including a Tesco Superstore, shops, schools, medical centre, library and leisure facilities, together with extensive green spaces and a popular golf course. Bar Hill is particularly well placed for commuters, with swift access to the A14 and M11, providing convenient links to Cambridge, Huntingdon, London and Stansted Airport. Cambridge North railway station and the city centre are easily reached by car or regular bus services.

COVERED ENTRANCE

Covered entrance with outside light and panelled frosted double glazed entrance door leading into the reception hallway, with gallery landing above, natural timber handrail, newel posts and spindles, understairs storage cupboard, wood flooring, double panelled radiator, and vaulted ceiling with double glazed Velux roof light.

LIVING ROOM

Coved ceiling, wall lights, feature fireplace with log burning stove, wooden mantel and surround with stone hearth, wood flooring, radiator, double glazed window to the side, and double glazed sliding doors leading through to:

DINING ROOM

Coved ceiling, wood flooring, double glazed window to the side, and double glazed sliding doors to the rear leading out to the garden.

KITCHEN/BREAKFAST ROOM

Refitted with a generous range of storage cupboards and drawers with square-edge oak working surfaces, Bosch four-ring induction hob with tiled splashbacks and extractor fan above, Bosch electric double oven, integrated Bosch dishwasher, double bowl single drainer sink unit with mixer tap, and double glazed window.

UTILITY/BOOT ROOM

Wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, pressurised hot water cylinder, plumbing and space for automatic washing machine, plumbing and space for tumble dryer, space for freezer, space for fridge freezer, access to loft space, double glazed window, and panelled frosted double glazed door leading outside.

STUDY

Radiator and double glazed window.

BEDROOM 4

Radiator and double glazed window.

BATHROOM

Fitted with white four-piece suite comprising panelled bath, tiled shower cubicle with glazed sliding doors, hand basin with storage cupboards below, low level dual flush WC, wall mounted mirror fronted cabinet, double panelled radiator, shaver point, part tiled walls, tiled floor, extractor fan, coved ceiling with inset downlighters, and pair of double glazed frosted windows.

BEDROOM 3

Coved ceiling, double panelled radiator, and pair of double glazed windows to the front.

FIRST FLOOR LANDING

Double panelled radiator, two fitted storage cupboards, and double glazed window to the side.

BEDROOM 1

Double panelled radiator, double glazed sliding doors to the rear leading to covered balcony with views over the adjoining golf course, double glazed Velux roof light, and wall lights.

BEDROOM 2

Pair of double panelled radiators and pair of double glazed windows to the front.

SHOWER ROOM

Tiled shower cubicle with glazed door, hand basin with storage cupboards below, low level dual flush WC, tiled floor, tiled walls, coved ceiling with inset downlighters, extractor fan, shaver point, heated towel radiator, and double glazed Velux window.

OUTSIDE

The property occupies a delightful and generous plot situated at the end of Thruffle Way. Gravelled driveway and turning area leading to a generous block paved driveway in front of the double garage. The front garden is principally laid to lawn with flower and shrub beds, with gated side access leading to the rear garden.

INTEGRAL DOUBLE GARAGE

Pair of up and over doors to the front, loft storage, power and light connected, pair of windows to the rear, and personal door leading through to lean-to greenhouse, with outside tap and lighting.

REAR GARDEN

Principally laid to lawn with flower and shrub beds, enjoying far-reaching views over the adjoining golf course, paved patio area, further flower and shrub borders, garden to one side, and pathway to the other.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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 £750,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council

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.

**Approximate Gross Internal Area 1621 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 1120 sq ft - 104 sq m

First Floor Area 501 sq ft - 47 sq m

Garage Area 333 sq ft - 30 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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