



Mays Avenue, Balsham, CB21 4ER

**CHEFFINS**



## Mays Avenue

Balsham,  
CB21 4ER

An exceptionally well presented, sympathetically improved and extended semi-detached house providing versatile and well proportioned accommodation together with a generous plot with courtyard style, off street parking area to front and enclosed garden to rear with paved terrace and pergola above.

3 1 2

**Guide Price £425,000**







## LOCATION

The property occupies a particularly pleasant position within an established residential area just off the village green right in the heart of the village. Balsham is a highly sought after South Cambridgeshire village providing an excellent range of local amenities, many of which are within easy walking distance including a village stores/post office, delicatessen, coffee shop, primary school, fine church, recreation ground and two inns/restaurants. The village is well placed for access to the Addenbrookes Campus (9 miles) and university City of Cambridge (10 miles). For the commuter there are main line stations at Whittlesford and Cambridge.

## COVERED PORCH AND ENTRANCE DOOR

to:

## ENTRANCE HALL

with staircase leading off to first floor, radiator, built-in storage cupboard downstairs, and door to:

## PRINCIPAL RECEPTION ROOM

A delightful open plan area with feature fireplace and coal effect woodburning stove set on a slate hearth, sealed unit double glazed windows to front aspect, natural wood style flooring, radiator, door off to Kitchen and opening through to:

## DINING ROOM

with radiator, sealed unit double glazed windows to side aspect, full height sealed unit double glazed doors leading to rear garden, ceramic tiled floor.

## KITCHEN

with inset stainless steel sink unit with mixer/filter taps and cupboards below, water softener, worktops to side with space and plumbing beneath for dishwasher, space for upright fridge/freezer, further base units comprising worktops with cupboards and drawers below, integrated AEG oven and 4 point induction hob above with concealed extractor cooker hood above. Range of wall storage cupboards, fitted breakfast bar with radiator beneath, attractive ceramic tiled walls around, natural wood style flooring, sealed unit double glazed windows to rear aspect. Door to:

## FAMILY ROOM/SNUG

with sealed unit double glazed windows to front aspect, radiator, double glazed door to side aspect and gardens, built-in storage cupboard, opening to:

## UTILITY AREA

with natural wood style flooring, fitted worktop with plumbing and space beneath for automatic washing machine, space for tumble dryer, wall storage cupboards and part ceramic tiled walls above, door to:

## CLOAKROOM

with low level w.c. and corner wash hand basin, ceramic tiled walls around, natural wood style flooring, radiator.

## ON THE FIRST FLOOR

## LANDING

with trap door and loft ladder to roof space, built-in cupboard housing hot water cylinder, sealed unit double glazed window to side aspect with frosted glass.

## BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, built-in wardrobe and further built-in wardrobe with hanging rail and shelves to side.

## BEDROOM 2

with natural wood style flooring, radiator, sealed unit double glazed windows to rear aspect and a built-in shelved storage cupboard.

## BEDROOM 3

with radiator, built-in wardrobe/storage cupboard, sealed unit double glazed windows to front aspect.

## BATHROOM

refitted with a stylish white suite comprising bath with wall mounted shower unit with high shower and handheld shower, vanity style unit with wash hand basin, mixer taps, cupboards below, integrated low level w.c., ceramic tiled walls around, natural wood style flooring, sealed unit double glazed windows with frosted glass to rear aspect.

## OUTSIDE

To the front of the property there is access over a long driveway which leads to an extensive courtyard style brick paviour parking and turning area with hedgerow around, bin store and gated access to side leading to wide side pathway which in turn leads to the rear garden.

The generous enclosed rear garden is laid to lawn with a variety of mature shrubs, trees and hedgerow around. There is also a large paved terrace immediately adjacent to the property itself with a covered pergola, outside tap and outside lighting. In the rear section of the garden there is a further pebblestone patio style area with tree to side and timber garden storage shed.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	60	79
England & Wales		
EU Directive 2002/91/EC		

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

**Approximate Gross Internal Area 1105 sq ft - 103 sq m**

Ground Floor Area 677 sq ft - 63 sq m

First Floor Area 428 sq ft - 40 sq m



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

