



Field End, Balsham, CB21 4EL

CHEFFINS

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Balsham,
CB21 4EL

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Guide Price £425,000



A rather stylish and cleverly designed modern detached bungalow providing versatile and well proportioned accommodation, including a generous open plan living/dining room with feature bay window, and a refitted bathroom. In addition there is a driveway to side leading to a garage and a delightful enclosed landscaped rear garden.





LOCATION

The property occupies an outstanding, tranquil tucked-away position at the end of a cul-de-sac within an exclusive development situated around a picturesque central green and located within the highly sought after South Cambridgeshire village of Balsham. The village provides an extensive range of local amenities including a stores/post office, delicatessen/coffee shop, primary school, fine church, two inns and a recreation ground with bowls club adjacent, many of which are within easy walking distance. The university City of Cambridge is just 10 miles away and for the commuter is well placed for access to major routes and main line stations.

COVERED PORCH

with outside light and front entrance door to:

ENTRANCE HALL

with trap door to roof space, doors off to kitchen and living/dining room and opening to:

INNER HALL

with built-in airing cupboard housing hot water cylinder.

LIVING/DINING ROOM

with feature central fireplace with marble surround and hearth, decorative wooden mantel above and a coal effect electric fire, feature bay window to front aspect with sealed unit double glazed windows to front aspect with views over the gardens and towards the attractive central green. Two double radiators, full height sliding double glazed doors leading to the paved terrace and gardens.

KITCHEN

refitted with range of attractive high quality units comprising single drainer sink unit with mixer taps and cupboards below, range of fitted base units comprising natural wood style worktops with cupboards and drawers below, wall storage cupboards and glass fronted display cabinet,

integrated dishwasher and washing machine, integrated four point induction hob with extractor cooker hood above, integrated oven and microwave, ceramic tiled floor, door to paved terrace and rear gardens.

BEDROOM 1

with radiator and two fitted double wardrobes, sealed unit double glazed windows to rear aspect with wonderful views of the rear garden.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect with views towards the attractive central green.

BATHROOM

refitted with white suite comprising bath with separate shower unit above, ceramic tiled walls around and glazed shower screen, integrated wash hand basin and low level wc, wall mounted radiator/towel rail, sealed unit double glazed window with frosted glass to front and rear.

OUTSIDE

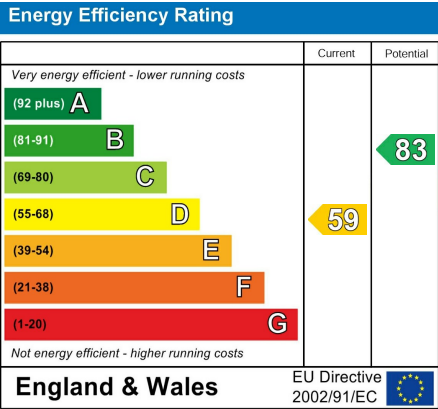
To the front of the property there is a garden area laid to lawn and a paved pathway leading to the front entrance door and further paved pathway leading to driveway to side and an

attached SINGLE GARAGE with up and over automatically controlled door, light and power and door into rear garden. There are also well stocked borders and various shrubs adjacent to the lawn.

To the rear there is a delightful enclosed landscaped garden which enjoys a high degree of privacy and seclusion. The gardens are laid to lawn and are set on two different levels. There are a great variety of mature shrubs and well stocked borders around. There is also a generous paved terrace adjacent to the property itself and oil storage tank located to the rear of the garage with shrub covered trellis around.



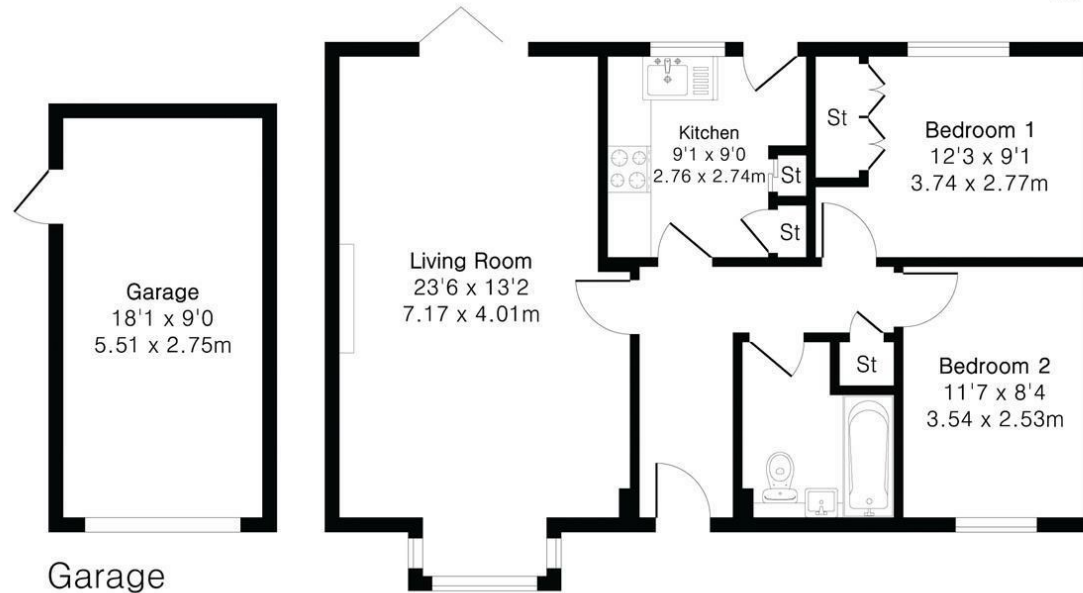




Guide Price £425,000
Tenure – Freehold
Council Tax Band – D
Local Authority – South Cambridgeshire
District Council

Approximate Gross Internal Area 721 sq ft - 67 sq m (Excluding Garage)

Garage Area 163 sq ft – 15 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: 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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