



Barrons Way, Comberton, CB23 7EQ



Barrons Way

Comberton,
CB23 7EQ

- Semi-Detached Residence
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Utility Area
- Air Source Heatpump
- Garage & Off Road Parking

A semi-detached family residence offering versatile and well-proportioned accommodation, complete with a private rear garden and adjoining garage. The property is quietly positioned within this established residential development in the heart of a well-served and highly regarded village, providing convenient access to a wide range of local amenities, the highly regarded Comberton Village College, and excellent transport links to Cambridge by car, bicycle, or public transport.



Guide Price £475,000





LOCATION

Barrons Way is located within a peaceful and well-established residential cul-de-sac in the sought-after village of Comberton, positioned approximately 6 miles west of Cambridge. The village is particularly well served for day-to-day living, offering a range of amenities including a village shop and post office, doctor's surgery, dentist, library, recreation ground, and a selection of public houses and community facilities. The area is especially popular with families due to its highly regarded schooling, notably Comberton Village College and Comberton Primary School, both of which are within easy reach. The village also benefits from attractive surrounding countryside and a network of footpaths and cycle routes, providing pleasant access to nearby villages and into Cambridge. For commuters, the property enjoys excellent connectivity with convenient access to the A428 and M11, offering routes to Cambridge, the A14, Stansted Airport and London beyond. Regular bus services operate from the village into Cambridge city centre, while the nearby Park & Ride at Madingley Road Park and Ride provides an additional convenient option for travel into the city. Cambridge itself offers a comprehensive range of shopping, cultural and educational facilities, as well as mainline rail services to London King's Cross and Liverpool Street.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation with glass balustrades, radiator, open understairs storage area, doors leading into respective rooms.

STUDY

with radiator, double glazed window to front aspect.

OPEN PLAN LIVING/DINING ROOM

Living area with coved ceiling, two large radiators, full height and almost full width set of double glazed windows overlooking the front garden, opening out onto Dining room with coved ceiling, double glazed double glazed sliding doors leading out onto garden.

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, storage cupboards fitted underneath wash hand basin, radiator, wood effect flooring, double glazed window fitted with privacy glass out onto front aspect.

OPEN PLAN KITCHEN/BREAKFAST ROOM

via glazed sliding door, kitchen comprising of a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone effect rolltop work surface with inset Neff 4 ring induction hob with tiled splashback, extractor hood above, Neff fitted double oven, integrated and concealed dishwasher, inset stainless steel sink with hot and cold mixer tap, drainer to side, food waste container in middle and installed InSinkErator food waste disposer, with tiled splashback, tiled flooring, lighting, double glazed window overlooking garden with tiled upstand, opening through into Breakfast Area with radiator, tiled flooring, LED downlighters, further range of base mounted storage cupboards, fitted shelving, stone effect rolltop work surfaces with tiled splashback, space and plumbing for washer/dryer, further LED downlighters, inset footwell, double glazed door and adjacent window leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access, radiator, double glazed window out onto side aspect, doors leading into respective rooms.

BEDROOM 1

with built-in wardrobe fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 2

with built-in wardrobe fitted with railings and shelving, radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath, hot and cold mixer bath tap, shower cubicle with wall mounted power shower, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, radiator, wall mounted mirror, wood effect flooring, cupboard housing hot water cylinder with fitted timber shelving, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

To the front the property is approached off Barrons Way via a pedestrian pathway which extends round to a collection of properties in Barrons Way and the pathway then leads down to the front entrance door with the front garden being principally laid to lawn, with outdoor tap, and this lawned area being bordered by low level box hedging and mature cherry tree positioned in the middle with seasonal bulbs surrounding the base of the tree.

To the rear of the property is an enclosed garden principally laid to lawn with a paved patio area led

directly off the rear part of the property providing a wonderful space to both relax and entertain with the air source heat pump positioned on a rear wall. The patio extends round to a pathway hugging the right hand side of the garden and leads to mature fruit tree and additional paved area for bike and bin storage. Side GARAGE entrance door, garage fitted with power and lighting and access via up and over door at the front, and gated access out onto the driveway. Bedded garden area with mature shrubs and herbs, outside tap.





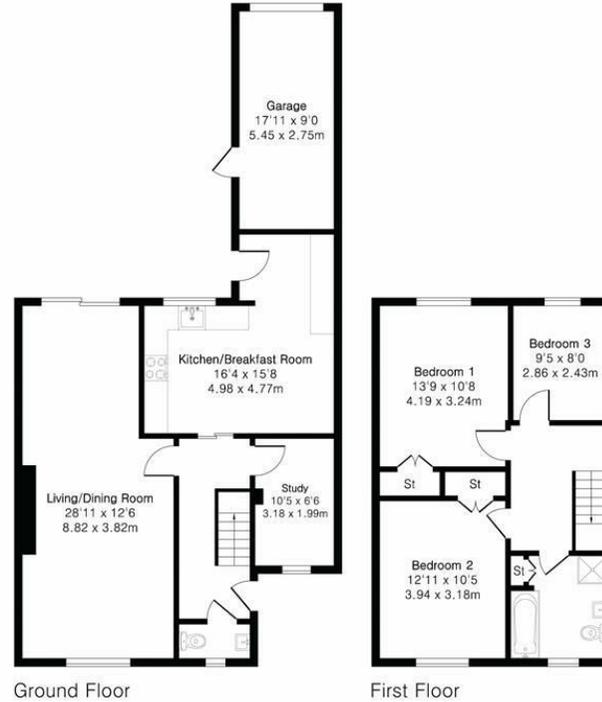


**Approximate Gross Internal Area 1284 sq ft - 120 sq m
(Excluding Garage)**

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 545 sq ft – 51 sq m

Garage Area 140 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 £475,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



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.



[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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