



Arnold Close, Hauxton, CB22 5FN

**CHEFFINS**



## Arnold Close

Hauxton,  
CB22 5FN

A rather special and beautifully presented detached house of quite exceptional quality and individual style, incorporating many attractive features and providing cleverly designed, well proportioned and versatile accommodation. The property was originally constructed in 2016 and the current owners have lived in the property since that time and originally upgraded the internal specification including the integrated equipment with the kitchen. Please note there are also solar panels on the rear of the property.

4 3 2

**Guide Price £850,000**





## LOCATION

The property occupies an outstanding and most desirable position within a highly regarded and popular residential development and backs onto a wooded copse with pasture land beyond. The well regarded and popular village of Hauxton is located about 5 miles south west of the university City of Cambridge and is so conveniently placed for access to major route links including the M11 motorway and main line stations at Cambridge, Whittlesford and Foxton.

## PART GLAZED FRONT ENTRANCE DOOR

to:

## RECEPTION HALL

with radiator, natural wood style flooring and staircase off to first floor.

## CLOAKROOM

with low level w.c. and wash hand basin with mixer taps, attractive ceramic tiled walls around, natural wood style flooring, extractor fan, radiator.

## SITTING ROOM

with double radiator, sealed unit double glazed windows to front aspect overlooking the front garden.

## STUDY/FAMILY ROOM

with radiator, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens and a wooded copse and meadows beyond.

## KITCHEN/DINING ROOM

A wonderful open plan space with a luxuriously appointed kitchen incorporating twin single drainer stainless steel sinks with mixer taps, worktops to either side and an integrated Siemens dishwasher, further extensive fitted base units comprising beautiful granite style work surfaces with cupboards beneath and an integrated Smeg induction 4 point hob with a high quality contemporary style Smeg extractor cooker hood above and matching splashbacks, integrated Smeg oven and grill with cupboards above and below, integrated Siemens refrigerator and freezer adjacent, extensive range of fitted wall storage cupboards with lighting beneath, eye level granite worktop with extensive display and bookshelves beneath facing into the Dining Area, large walk-in storage cupboard understairs, natural wood style flooring, double radiator, sealed unit double glazed windows to rear aspect and a pair of full height sealed unit double glazed sliding patio doors leading to paved terrace and gardens, door to:

## UTILITY ROOM

with fitted units comprising granite style work surfaces incorporating a mixer tap and stainless steel sink unit with cupboards beneath, further worktops to side with cupboards below and space and plumbing for appliances including plumbing for washing machine, wall storage cupboards, vertical wall mounted radiator/towel rail, natural wood style flooring, sealed unit double glazed door with frosted glass leading to terrace and rear garden.

## ON THE FIRST FLOOR

## L-SHAPED LANDING AREA

with sealed unit double glazed windows to front aspect and built-in cupboard housing a hot water cylinder, trap door and loft ladder to roofspace.

## PRINCIPAL BEDROOM SUITE

comprising:

### BEDROOM

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

### ENSUITE SHOWER ROOM

with a large walk-in shower area with ceramic tiled floor and walls around, wall mounted handheld shower unit and a large shower head above, vertical radiator/towel rail, ceramic tiled floors and part walls, wash hand basin and low level w.c., fitted medicine cabinet with mirror fronted door, electric shaver socket.

### BEDROOM 2

with radiator, fitted double wardrobes with sliding mirror fronted doors, sealed unit double glazed windows to rear aspect with glorious views over the rear gardens towards a wooded copse and marshland beyond. Door to:

### ENSUITE SHOWER ROOM

with a large walk-in shower cubicle with a handheld shower and large fixed shower head above, glazed shower screen, ceramic tiled walls and flooring, vertical radiator/towel rail, wash hand basin with mixer taps and low level w.c., ceramic tiled walls, electric shaver socket, fitted medicine cabinet with mirror fronted door and sealed unit double glazed windows with frosted glass to side aspect, extractor fan.

### BEDROOM 3

with radiator, and fitted double wardrobes and shelved storage cupboards, radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens and a wooded copse and pasture land beyond.

### BEDROOM 4

with radiator, extensive range of fitted shelved storage cupboards, sealed unit double glazed windows to rear aspect overlooking gardens and wooded copse with pasture land beyond.

## FAMILY BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls and glazed shower screen, wash hand basin and low level w.c., heated towel rail, wall mounted vertical heated towel rail/radiator, electric shaver socket, fitted medicine cabinet with mirror fronted door, extractor fan, sealed unit double glazed windows to side aspect with frosted glass.

## OUTSIDE

To the front of the property there is a well kept garden area laid to lawn with well stocked borders to side and tarmacadam driveway with parking space for two vehicles which in turn leads to the DOUBLE GARAGE with up and over door. There is also a further garden area to side with shrubs and paved pathway which leads around the side of the house to the rear garden.

To the rear of the property there is a delightful rear garden which comprises of a raised paved terrace with steps down to an enclosed area laid to lawn. From the terrace there are wonderful elevated views of a wooded copse which is located to the rear of the house and adjoins pasture land. There is also a pathway which leads to the side of the property and leads to an extensive path that runs along the back of this and neighbouring properties.

## AGENTS NOTES


Tenure - Freehold  
Council Tax Band - F, South Cambridgeshire  
Property Type - Detached House  
Property Construction - Standard  
Number & Types of Room - Please refer to floor plan  
Square Footage - 1619 sq ft  
Parking - Garage, driveway and on-street parking available

## UTILITIES/SERVICES

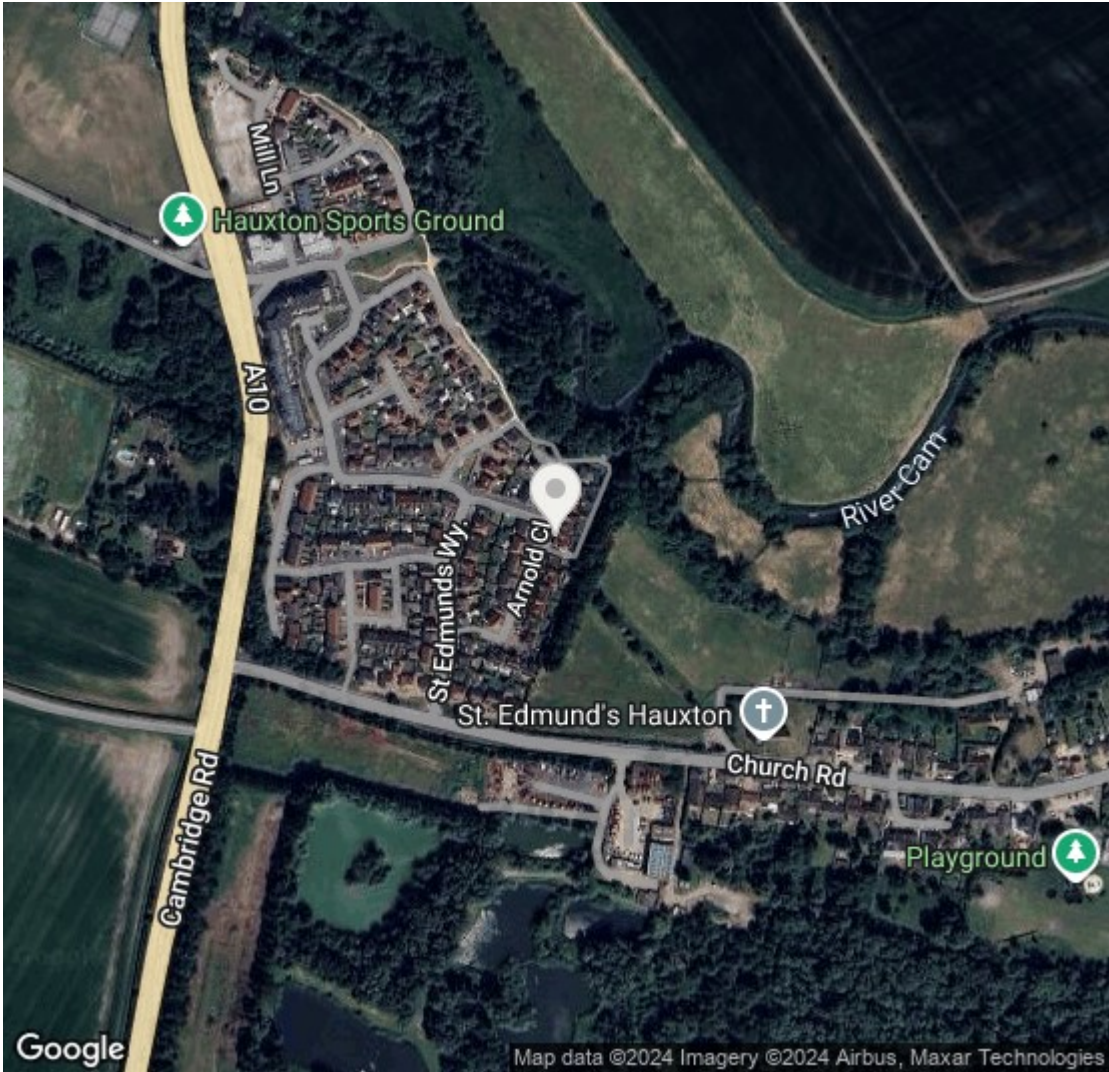
Electric Supply - Mains supply  
Water Supply - Mains supply  
Sewerage - Mains supply  
Heating - Mains gas boiler with radiators  
Broadband - Ultra Fast (predicted top download speed of up to 1000mbps)  
Mobile Signal/Coverage - OK Coverage  
£179.03 annual charge for maintenance of park areas.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	88	89	
(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			

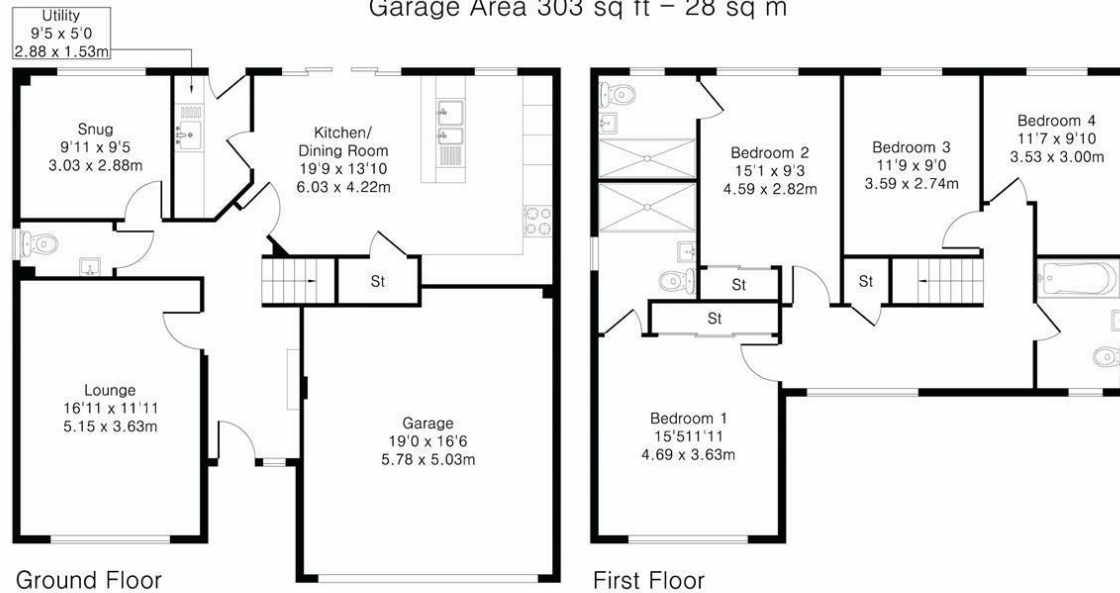
Guide Price £850,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - South  
Cambridgeshire







Approximate Gross Internal Area 1619 sq ft – 151 sq m  
 Ground Floor Area 772 sq ft – 72 sq m  
 First Floor Area 847 sq ft – 79 sq m  
 Garage Area 303 sq ft – 28 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.

