



Goodliffe Avenue, Balsham, CB21 4AD

CHEFFINS

Goodliffe Avenue

Balsham,
CB21 4AD

An impressive and thoughtfully designed modern detached house providing beautifully presented and well proportioned accommodation and incorporating many attractive and quality features. The property also has the benefit of a generous double width driveway and parking area adjacent to which is a delightful double garage.

4 2 2

Guide Price £500,000





LOCATION

The property occupies an outstanding position within a highly sought after cul-de-sac which is part of a popular and well regarded residential development located within the most desirable South Cambridgeshire village of Balsham which is so conveniently placed about 10 miles south east of the university City of Cambridge and therefore also well placed for access to Addenbrookes Campus. Balsham provides an excellent range of local amenities including a primary school, post office/stores, delicatessen/coffee shop, 2 inns, fine church and recreation ground with children's play area adjacent and more extensive shopping and schooling facilities in the larger neighbouring village of Linton and for the commuter the village is well placed for access to major routes and main line station.

FRONT ENTRANCE DOOR

leading to:

ENTRANCE HALL

with staircase off to first floor, recessed area beneath stairs, radiator, natural wood style flooring and a built-in cloaks/storage cupboard, door off to:

CLOAKROOM

with low level w.c., vanity style unit with wash hand basin with cupboard beneath, tiled splashbacks, wall mounted radiator/towel rail, wall mirror with striplight above.

SITTING ROOM

with a feature Inglenook style fireplace with wood burning stove set on a tiled hearth, natural wood style flooring, two radiators, sealed unit double glazed windows to front and side aspect and a pair of full height sealed unit double glazed bi-fold doors which lead to the paved terrace and rear garden.

KITCHEN & ADJOINING BREAKFAST ROOM

with a range of attractive high quality units incorporating an inset one and a half bowl sink unit with mixer taps, cupboards below which also house a water softener, extensive base unit comprising work surfaces with cupboards and drawers beneath, upright shelved storage cupboard, recess with space for upright fridge/freezer, space and plumbing for washing machine, wall mounted cupboard which also houses an oil fired boiler, range of wall storage cupboards, Rangemaster range style cooker with contemporary style extractor cooker hood above, part ceramic tiled walls around, ceramic tiled flooring, sealed unit double glazed windows to rear aspect and opening through to

ADJOINING BREAKFAST/DINING ROOM with a wall mounted contemporary style radiator, full height sealed unit double glazed windows to either side and full height sealed unit double glazed bi-fold doors leading to paved terrace and rear gardens.

STUDY/FAMILY ROOM

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

ON THE FIRST FLOOR

LANDING

with built-in airing cupboard housing lagged hot water cylinder, trap door and loft ladder to roof space.

BEDROOM 1

with two built-in double wardrobes, sealed unit double glazed windows to front aspect, radiator, door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle with wall mounted shower unit and glazed shower door, vanity style unit with inset wash hand basin, mixer taps, low level w.c., shelved cupboards to side and beneath, wall mounted radiator/towel rail, electric shaver socket, sealed unit double glazed windows with frosted glass to front aspect.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect, built-in wardrobes.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect, built-in wardrobes.

BEDROOM 4

with radiator, built-in shelved storage cupboard and sealed unit double glazed windows to rear aspect.

BATHROOM

with white suite comprising bath with separate wall mounted shower unit, ceramic tiled walls around, folding glazed shower screen, vanity style unit with inset wash hand basin, cupboards below, shelf to side, low level w.c., wall mirror, electric shaver socket and wall mounted shelved cupboard, wall mounted radiator/towel rail.

OUTSIDE

To the front of the property there is a garden area laid to lawn with slate chip borders, a variety of shrubs and paved pathway which leads to the front entrance door. There is also a generous tarmac driveway to side which in turn leads to a DETACHED DOUBLE GARAGE with two up and over doors. light and power and side gate leading into the rear garden.

To the rear of the property there is an enclosed garden which is laid to lawn with a variety of shrubs and well stocked borders to side. There is also an area with rubber chippings which has been used for a trampoline. Garden storage shed set behind the garage, large paved terrace and further recessed area to side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

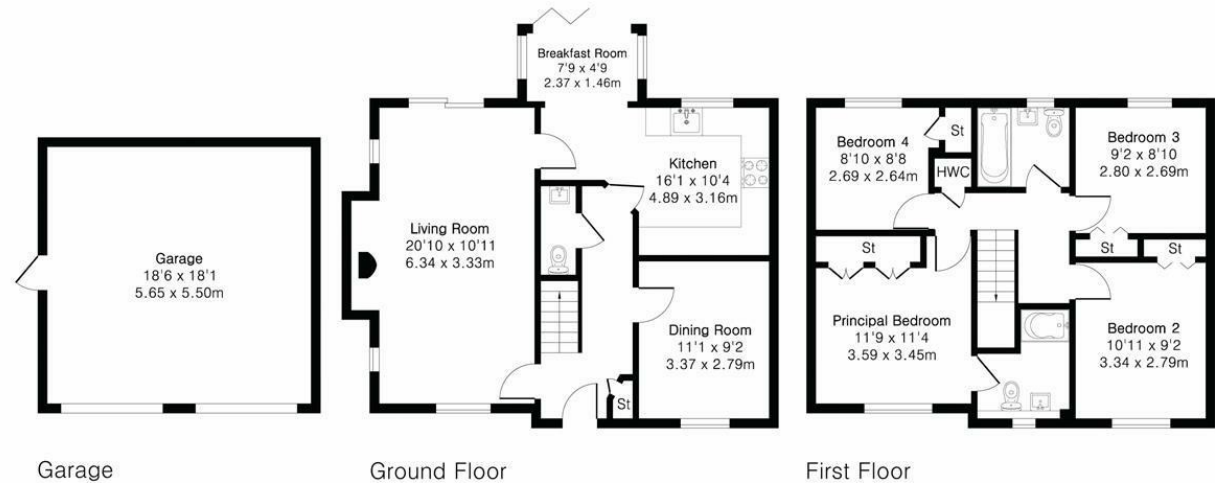
Council

**Approximate Gross Internal Area 1229 sq ft - 115 sq m
(Excluding Garage)**

Ground Floor Area 642 sq ft - 60 sq m

First Floor Area 587 sq ft - 55 sq m

Garage Area 334 sq ft - 31 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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