



Colne Road, Somersham, PE28 3DQ

**CHEFFINS**



## Colne Road

Somersham,  
PE28 3DQ

Parkfields is an impressive, modern, detached residence with a most impressive first-floor sitting room, with vaulted ceilings. This fine home sits well within its own established grounds of about 0.6 acres with an adjoining parcel of land of 0.2 acres, also available by separate negotiation. The property is located towards the outside of the village, close to Somersham.

4 3 3

Guide Price £550,000







## LOCATION

Somersham is a popular village situated approximately 5 miles from St Ives, 18 miles from Cambridge and 10 miles from Huntingdon with its hospital and mainline railway station into London. With guided bus stations at St. Ives and Longstanton. Local amenities include sporting facilities, pre-school, primary school, library, local shops and a doctors' surgery, dentist.

**COVERED ENTRANCE**

with outside light, timber entrance door with leaded and coloured glass pane with double glazed windows to either side leading into:

**RECEPTION HALLWAY**

with staircase rising to the first floor with understairs storage cupboard, natural timber handrail, newel post and spindles, slate tiled floor, double panelled radiator.

**KITCHEN/BREAKFAST ROOM**

feature natural brick Inglenook style fireplace with Aga recess (the Aga is electric and the two oven Aga is available by separate negotiation). A range of natural timber storage units with matching working surfaces, butler style sink units with mixer taps, slate tiled floor, ceiling with inset downlighters, exposed timbers, double glazed windows to two sides, panelled and double glazed door leading out to the gardens.

**LIVING ROOM**

feature natural brick Inglenook fireplace with bressumer with feature open fireplace, double panelled radiator, radiator, double glazed windows to two aspects and a panelled and double glazed doors leading out to the gardens.

**BEDROOM 3**

fitted double wardrobe cupboard, wooden flooring, double panelled radiator, exposed beam, double glazed window.

**BEDROOM 4**

wooden flooring, exposed beam, wardrobe cupboard and double glazed window.

**BATHROOM**

fitted with a white four piece suite comprising panelled

bath, tiled shower cubicle, pedestal wash hand basin, and low level dual flush w.c., part tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window.

**ON THE FIRST FLOOR****LANDING**

with bar area with fitted bar with drawers, sink with hot and cold running water and tiling to splashbacks, double glazed window. Open through to:

**DRAWING ROOM**

An impressive room with full height vaulted ceiling with exposed timbers, radiators, feature open fireplace with natural brick chimney breast and bressumer with tiled hearth, double glazed windows to three aspects.

**BEDROOM 1**

with a pair of radiators, wardrobe cupboard and double glazed windows.

**ENSUITE BATHROOM**

freestanding rolltop bath on ball and claw feet with mixer/shower tap, bidet, pedestal wash hand basin and low level w.c., part tiled walls, tiled floor, heated towel rail/radiator, exposed timbers, ceiling with inset downlighters and extractor fan, double glazed and frosted window.

**BEDROOM 2**

access to loft space, exposed timbers, double panelled radiator, ceiling with inset downlighter, double glazed window.

**SHOWER ROOM**

fitted with white suite comprising tiled shower cubicle,

low level dual flush w.c., pedestal wash hand basin with tiling to splashbacks, storage cupboard with Megaflow hot water cylinder and shelving, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed window.

**OUTSIDE**

The property is located just off Colne Road via a gravelled driveway, first part shared with neighbour and then a pair of metal gates leading to private driveway which is principally gravelled with mature hedgerow. The property stands comfortably within its own delightful established grounds which are principally laid to lawn with well stocked flowering and shrub borders, large seating area raised on railway sleepers and further slated eating area, mature trees and shrubs, dog house and a detached SUMMERHOUSE with timber weatherboarded elevations underneath a pitched felt and glazed roof, veranda part covered, outside lighting, twin double glazed doors, square edged working surfaces with storage cupboards, plumbing and space for automatic washing machine, space for tumble dryer and a sink unit, vaulted ceiling with electric light and power and double glazed windows.

The property stands within its own grounds in all extending to about 0.6 of an acre. Adjoining the boundary is a further parcel of land which could be available by separate negotiation which is principally laid to lawn, enclosed by hedging and fencing with stable block as is about 0.2 of an acre.


**SERVICES**

The property is on mains electricity and mains drainage and the current gas boiler will be replaced with a air source heat pump prior to completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £550,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – Huntingdonshire







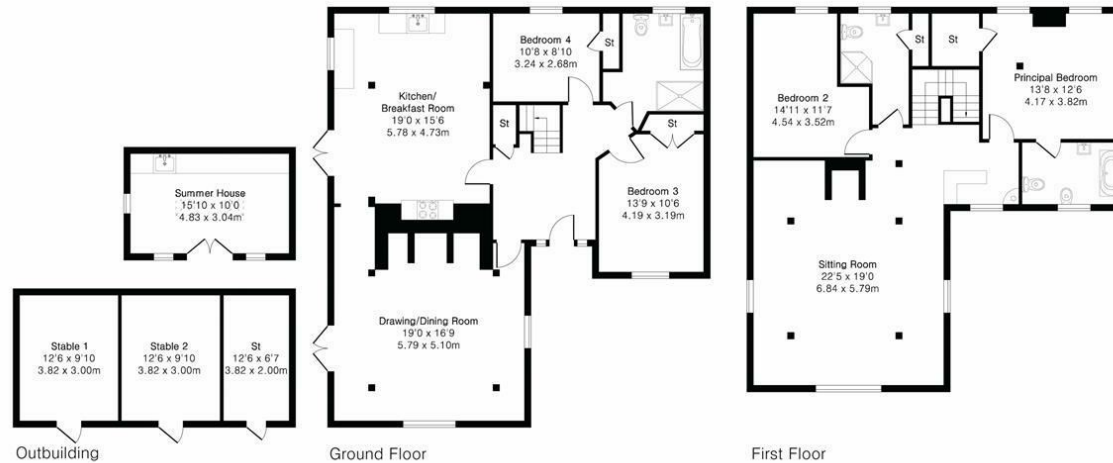


## Approximate Gross Internal Area 2254 sq ft - 209 sq m

Ground Floor Area 1209 sq ft – 112 sq m

First Floor Area 1045 sq ft – 97 sq m

Outbuilding Area 495 sq ft – 46 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 practice. 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.



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**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.



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