



Brook Street, Elsworth, CB23 4HX

**CHEFFINS**



## Brook Street

Elsworth,  
CB23 4HX

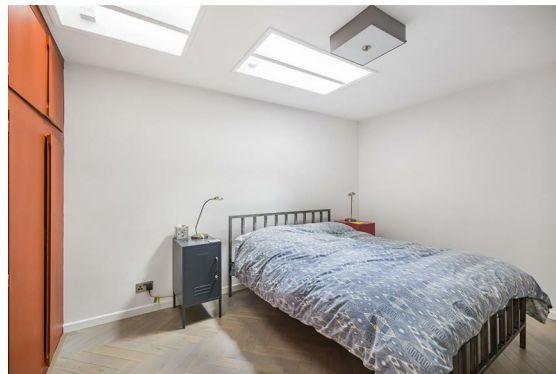
- Three Double Bedrooms
- Study/Bedroom 4
- Updated Throughout
- Oil Fired Central Heating
- Garage & Parking
- Well Tended Gardens
- Contemporary Style
- Beautiful Village Location

A beautifully presented and updated single storey home occupying an elevated position offering attractive views over the heart of this picturesque and sought after village.

3 2 2

**Guide Price £425,000**





## LOCATION

Elsworth is a delightful picturesque quiet village strategically placed but well away from the main roads to East Anglia, London, Midlands and the north. Elsworth which is 10 miles to the west of Cambridge is accessed via the A14 or the A428 each about 3 miles from the village. Elsworth is only 11 miles south east of Huntingdon which is well served with its fast link to London King's Cross. St Neots station is also easily accessible approximately 10 miles distant. For schooling there is an excellent and sought after primary school in the centre of the village and secondary schooling in nearby Swavesey Village College about 4 miles or Comberton Village College about 9 miles. Further schools in both state and private sector are available in the university city of Cambridge along with educational and sporting amenities. There is also a Tesco Superstore at Bar Hill approximately 4 miles away and a Waitrose in St Ives about 7 miles distant.



## HALL

with door to front, double glazed window to side, radiator, engineered oak flooring, multi-pane glazed door to:

## LIVING ROOM

with attractive engineered oak flooring in herringbone design, two contemporary radiators, open fireplace with brick chimney breast, double glazed windows and doors to the front garden with wonderful views of the village, wall light points, multi-pane door to:

## KITCHEN/BREAKFAST ROOM

range of fitted wall and base units with extensive working tops with inset single drainer sink unit and mixer tap, space for cooker, stainless steel canopy hood over, space for fridge/freezer, coloured tiled splashback, double glazed windows to two aspects, engineered oak flooring, radiator, glazed door to:

## UTILITY ROOM

with double glazed window and door to the rear, quarry tiled floor, floor mounted central heating boiler, fitted cupboard and drawers, plumbing for washing machine and radiator, access to small loft.

## INNER HALL

with airing cupboard with hot water cylinder and shelving, loft access with fold-down ladder and light partly boarded, shelved storage cupboard.

## BEDROOM 1

range of fitted wardrobes to one wall, engineered oak flooring, two Velux rooflights, radiator.

## FAMILY BATHROOM

with white suite, low level w.c., vanity wash hand basin with cupboard under, panelled bath, tiled surround, wall mounted shower controls, double glazed window to side and radiator.

## STUDY

with engineered oak flooring, double glazed French doors to the side, radiator.

## BEDROOM 2

with double glazed window to rear, oak flooring, radiator.

## BEDROOM 3

with double glazed window to side, oak flooring, radiator.

## ENSUITE SHOWER

with low level w.c., wash hand basin, tiled shower enclosure, wall mounted shower and controls, double glazed window to side, chrome heated towel rail.

## OUTSIDE

To the front of the property is gravelled parking leading to a SINGLE GARAGE with double timber doors, steps rising past the landscaped garden to a paved south facing sandstone terrace offering wonderful views of the village, well stocked flower and shrub

beds, laid to lawn and screened oil storage tank, side access through to side via a paved pathway with outside tap, range of mature shrubs and plants to side lawn with flower and shrub beds to one side, gravelled steps leading to a raised rear garden ideal for use as a vegetable patch with timber shed and timber fencing.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached Bungalow

Property Construction - Brick with Concrete Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1290

Parking - Garage and Driveway

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, B30K

Broadband - Superfast Available

Mobile Signal/Coverage - OK

Flood Risk - Medium

Rights of Way, Easements, Covenants - Shared gravel drive to front - 4 owners share costs of replacement/top up gravel.

Property owner has rights to pass over other owners' areas of shared drive/parking area and vice versa, as needed. Drains pass under each others' properties.

Conservation Area - Yes











| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 58      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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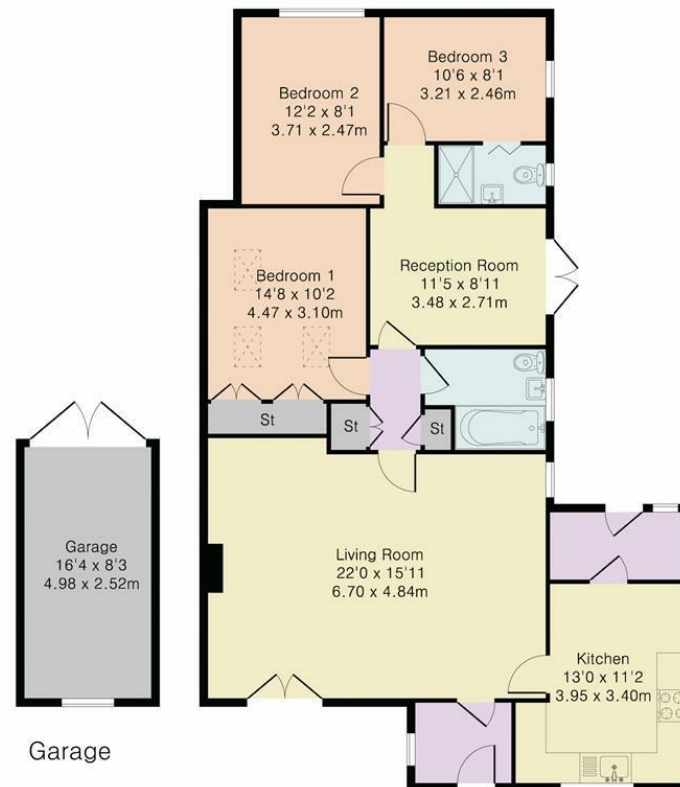
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Council Tax Band - D

Local Authority - South Cambridgeshire

District Council

Approximate Gross Internal Area 1290 sq ft – 120 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.

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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.