



Finchs Field, Cambridge, CB23 1HG

**CHEFFINS**



## Finchs Field

Little Eversden, Cambridge,  
CB23 1HG

A stunning 2 bedroom new home ready to move into! Situated in the popular village of Little Eversden.



2 1 1

**£350,000**





A newly built link-detached home overlooking an open green in this desirable village west of Cambridge.

The property features one/two bedrooms, an open-plan kitchen/living area, a cloakroom, and a bathroom, all finished to a high specification. Offered for sale with no onward chain. Internal viewing is highly recommended.

Little Eversden is an attractive, compact village located approximately 7 miles southwest of Cambridge. For commuters, the nearby M11 (Junction 12) provides convenient access southbound to Stansted Airport and London, as well as connections to the A14 linking to the A1/M to the north. Royston mainline station (around 9 miles away) offers fast rail services to London King's Cross in approximately 38 minutes.

## HALL

Stairs to first floor, ceramic tiled flooring, under-stairs storage cupboard.

## CLOAKROOM

Low-level WC, wall-mounted wash basin with storage cupboard beneath.

## OPEN-PLAN KITCHEN / LIVING ROOM

Double glazed sliding doors to the rear garden; a range of wall and base units with quartz worktops; integrated electric oven and hob with extractor over; one-and-a-half bowl sink with mixer tap; integrated fridge-freezer and dishwasher.

## STUDY / BEDROOM TWO

8'4" x 9'6" (2.55m x 2.9m)

Double glazed front window, inset spotlights.

## REAR GARDEN

Mainly laid to lawn, enclosed by panel fencing, gated pedestrian access, and garden shed.

## LANDING

Airing cupboard and additional storage cupboard with space/plumbing for a washing machine.

## BEDROOM ONE

11'1" x 9'10" (3.38m x 3.0m)

Double glazed rear window, radiator, inset spotlights.

## BATHROOM

Obscured double glazed front window; panelled bath with shower over; low-level WC; wall-mounted wash basin with storage beneath; ceramic tiled flooring; inset spotlights; extractor fan.

## FRONT GARDEN

Mainly laid to lawn with a block-paved driveway offering off-street parking and a path leading to the front door.

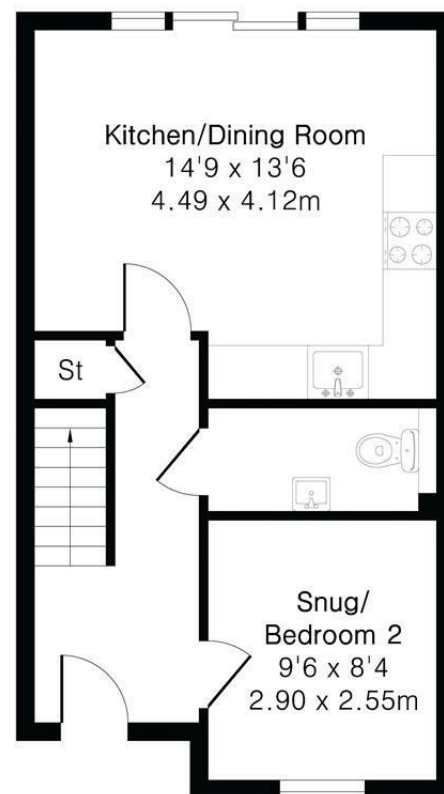
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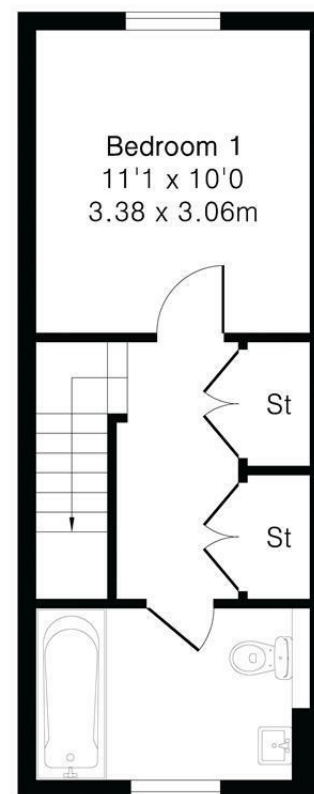
## Approximate Gross Internal Area 667 sq ft - 62 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 276 sq ft – 26 sq m



Ground Floor



First Floor

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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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