



New Road, Haslingfield, CB23 1LP

CHEFFINS

New Road

Haslingfield,
CB23 1LP

A substantial modern detached family home extending to approximately 2,500 sq.ft. with generous gardens close to the centre of this eagerly sought after and thriving village just a few miles to the south west of the city of Cambridge so convenient for the university, schools, Addenbrookes and access to major road and rail links.

5 4 2

Guide Price £1,200,000





LOCATION

Haslingfield is a pleasant village situated 5 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a cafe, deli, primary school, churches, village hall and village shop with post office along with playground/rec and tennis courts. Further amenities are available in the nearby villages of Harston and Barton.

ENTRANCE PORCH

with outside light, timber entrance door into:

ENTRANCE HALLWAY

coved ceiling with inset downlighters, underfloor heating, recess with fitted shoe racks, seating and coat hooks and double glazed doors leading through to:

RECEPTION HALLWAY

with oak and glass staircase rising to first floor, ceiling with inset downlighters, coving and underfloor heating.

STUDY

with coved ceiling with inset downlighters, wood flooring with underfloor heating, double glazed window to the front.

CLOAKROOM

fitted with white suite comprising wall hung wash hand basin with mixer tap, dual flush w.c., part tiled walls, underfloor heating, coved ceiling with downlighters, extractor fan, double glazed and frosted window to the side.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands, fitted appliances including fitted Neff electric fan oven, fitted Neff combination microwave oven, 5 ring gas hob with extractor fan above, fitted and concealed Neff dishwasher, fitted and concealed Neff tall refrigerator and fitted and concealed freezer, underfloor heating, coved ceiling with Velux roof lanterns and inset downlighters, underfloor heating, double glazed windows to the sides and rear with opening doors leading out to the rear garden and paved patio.

LIVING ROOM

approached via twin glazed doors from Kitchen, coved ceiling with inset downlighters, fitted adjustable bookshelving, oak flooring with underfloor heating, double glazed window to the side, double glazed doors and windows to the rear leading out to the garden and paved patio.

FAMILY ROOM

with coved ceiling, inset downlighters, a pair of shelved storage cupboards one with hanging rail, wood flooring with underfloor heating, double glazed windows to the front and side.

UTILITY/BOOT ROOM

with double glazed door leading to outside, fitted with a range of storage cupboards with oak working surfaces and inset single drainer sink unit with mixer tap, plumbing and space for automatic washing machine and space for tumble dryer, cupboard housing Ideal gas fired boiler providing domestic hot water and central heating system, underfloor heating, coved ceiling with downlighters, extractor fan.

ON THE FIRST FLOOR

SPACIOUS LANDING

with access to loft space via extending ladder, cupboard with slatted shelving and pressurised hot water cylinder, ceiling with inset downlighters, glazed and oak balustrades, radiator, double glazed window to the side.

BEDROOM 1

cove ceiling with inset downlighters, recess with fitted wardrobe cupboard with mirror sliding door, wood flooring, radiator, double glazed window to the rear.

ENSUITE BATHROOM

walk-in tiled shower cubicle with drencher shower head and handheld rose and glazed shower screen, wall hung wash hand basin with mixer tap and storage drawers below, dual flush w.c., part tiled walls, tiled floor, granite shelf, fitted mirror, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

BEDROOM 2

ceiling with inset downlighters, radiator, wood flooring, double glazed window to the rear, fitted wardrobe cupboard with shelving and hanging rail.

ENSUITE SHOWER ROOM

large walk-in shower, drencher shower head, hand held rose, glazed screen, wall hung wash hand basin with storage drawers below and mixer tap, mirror, granite shelf, dual flush w.c., part tiled walls, tiled floor, heated towel rail, radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

BEDROOM 3

ceiling with inset downlighters, radiator, fitted wardrobe cupboard with mirror sliding doors, shelving and hanging rail, wood flooring, radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

large walk-in shower, drencher shower head, hand held rose and glazed shower screen, wall hung wash hand basin with storage drawers and mixer tap, granite shelf, dual flush w.c., mirror, half-tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

BEDROOM 4

ceiling with inset downlighters, wooden flooring, radiator, double glazed window to the front.

BEDROOM 5

ceiling with inset downlighters, radiator, wood flooring, double glazed window to the rear.

FAMILY BATHROOM

with white four piece suite comprising panelled bath, walk-in shower, drencher shower head, hand held rose and glazed closing doors, wall hung wash hand basin with storage drawers and mixer tap, dual flush w.c., part tiled walls, tiled floor, heated towel rail, radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

OUTSIDE

Gravelled driveway to the front with parking and hardstanding, post and rail fence with mature shrubs and fence to either side with pathway access to either side. DETACHED GARAGE with a pitched tiled roof and timber weatherboarded elevations with remote control roller door, power and light connected, storage mezzanine.

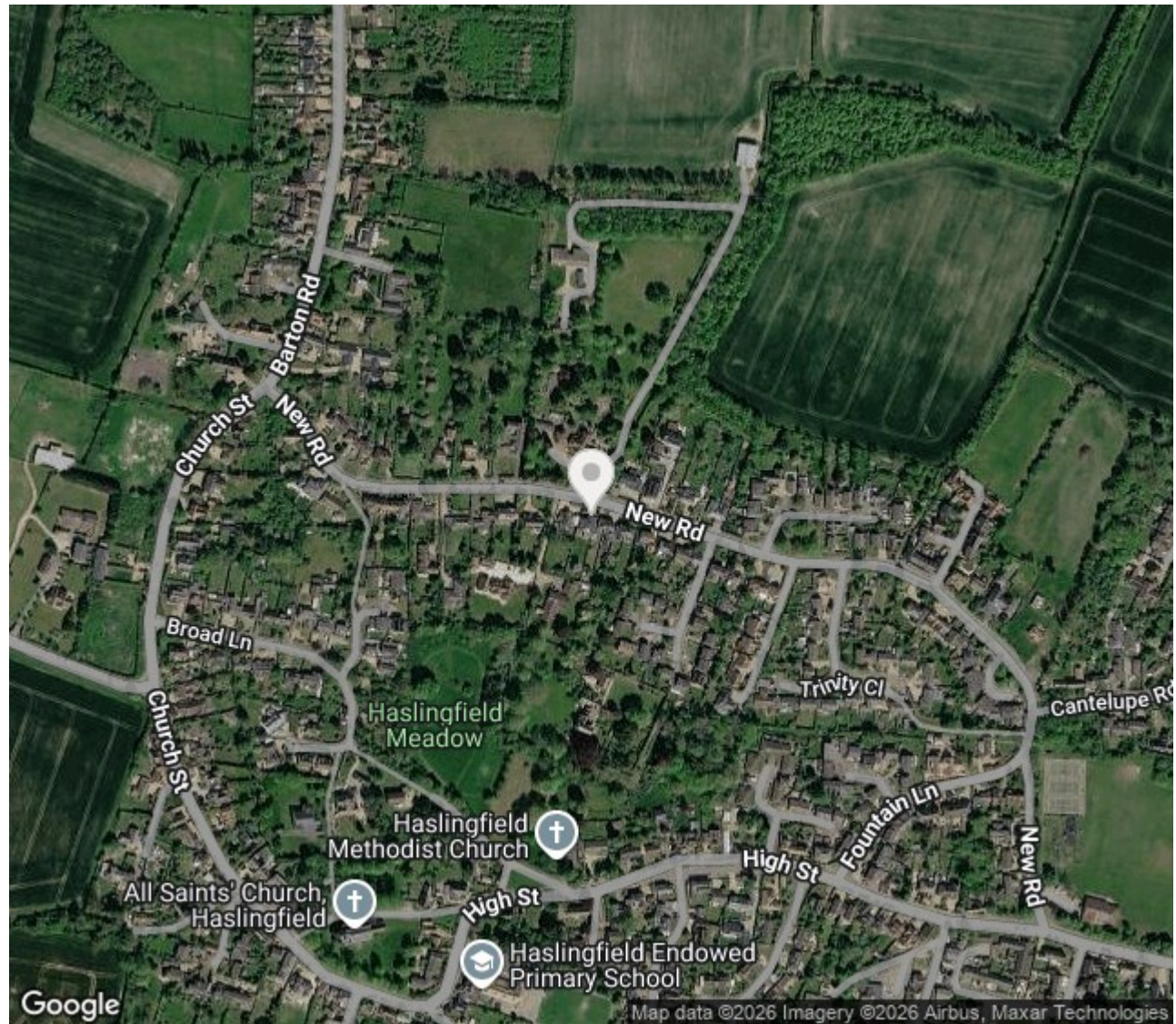
Rear garden of good size principally laid to lawn, enclosed by close boarded timber fencing, paved patio area, mature trees and shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	79	
(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 £1,200,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambs District Council







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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