



Glebe Field, Willingham, CB24 5AS

CHEFFINS

Glebe Field

Willingham,
CB24 5AS

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Guide Price £535,000

- Modern Family Home Constructed In 2020
- 5 Years Remaining On The NHBC
- Four Double Bedrooms
- Stylish & High Specification Kitchen
- Large & Improved Patio
- Garage With EV Charger
- Front & Rear Gardens

A stylish and beautifully presented modern detached home offering versatile, thoughtfully designed accommodation throughout. The property features a stunning, luxuriously appointed kitchen/dining room and enjoys a private rear garden, along with ample off-road parking provided by two driveways and a garage. It is located within this now well-established development, offering easy access to the wide range of local amenities available in the well-served village of Willingham.





LOCATION

Glebe Field is a peaceful and sought-after location within the popular and well-served village of Willingham, offering a wonderful blend of countryside living and everyday convenience. The village itself provides a comprehensive range of amenities, including a Co-op supermarket, local bakery, post office, and a variety of independent shops. Residents also enjoy a selection of pubs, cafés, and takeaways, all contributing to a strong sense of community. The highly regarded Willingham Primary School is nearby, with secondary schooling accessible in neighbouring villages. Commuters benefit from excellent transport links, including the guided busway at Longstanton with direct routes into Cambridge, as well as easy access to the A14 and M11. The surrounding open countryside and nearby RSPB Ouse Fen nature reserve also offer fantastic opportunities for walking, cycling, and exploring nature.

ENTRANCE PORCH

storm porch covering the panelled glazed front entrance door leading through into

ENTRANCE HALLWAY

within inset footwell, wood effect tiled flooring, stairs rising to first floor accommodation, with under-stairs storage cupboard, radiator and panelled doors leading into respective rooms, starting with

SITTING ROOM

with radiators and double-glazed window to front aspect

STUDY

with a continuation of the flooring from the entrance hallway, radiator and double-glazed window to front aspect.

KITCHEN

an upgraded "symphony" specification comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft close feature, quartz worktops, inset sink with hot and cold mixer tap and drainer to side, integrated AEG five-ring gas hob with splashback and AEG extractor hood above, integrated AEG grill and oven, integrated and concealed fridge/freezer and dishwasher. Continued flooring from hallway and LED downlights and panelled door, leading through into:

UTILITY ROOM

comprising a collection of base mounted storage cupboards with quartz worksurface and stainless steel sink with hot and cold mixer tap and drainer to side. Integrated and concealed AEG washing machine, space for dryer. Cupboard housing gas fired boiler, continuation of the flooring from the kitchen, downlights, extractor fan, radiator, panelled glazed door leading out onto garden and panelled door leading through into

CLOAKROOM

comprising two piece suite, with low-level W.C, dual hand flush, hand wash basin with hot and cold mixer tap with tiled

splashback, continuation of the flooring from the utility room, radiator, tiled up-stand and double glazed window fitted with privacy glass out to side aspect.

DINING ROOM

lead directly off the kitchen with a continuation of flooring, radiator and a collection of double glazed windows and French doors leading out onto garden/patio.

FIRST FLOOR LANDING

with panelled double doors accessing airing cupboard, housing the pressurised hot water cylinder. Radiator and panelled doors, leading into respective rooms, starting with

FAMILY BATHROOM

comprising a four piece suite with panelled bath, hot and cold mixer bath tap with showerhead attachment, shower cubicle with dual wall-mounted showerhead, glazed shower door, low-level W.C, with concealed dual hand flush and wash basin with hot and cold mixer tap, all of this with a tiled surround, wall mounted mirror, heated towel rail, Amtico tile effect flooring, downlighters, extractor fan and double-glazed window, fitted with privacy glass to front aspect

PRINCIPAL BEDROOM SUITE

with an extensive range of built-in wardrobes, fitted with railings and shelving, accessed via panelled doors, radiator, double-glazed window overlooking garden and panelled door, leading into:

ENSUITE

shower room comprising a three-piece suite with large walk-in shower cubicle, dual wall mounted showerhead with glazed sliding door, WC with concealed flush, handwash basin with hot and cold mixer tap, tiled walls, heated towel rail, Amtico tile effect flooring, shaving point, tiled up-stand mirror, extractor fan, LED downlights and double-glazed window fit with privacy glass out onto rear aspect.

BEDROOM TWO

with loft access, radiator and double-glazed window to front aspect.

BEDROOM THREE

with a full height and full width set of built-in wardrobes accessed via mirrored sliding doors, fitted with railings and shelving, radiator, double glazed window overlooking garden.

BEDROOM FOUR

with radiator and double-glazed window to front aspect

OUTSIDE

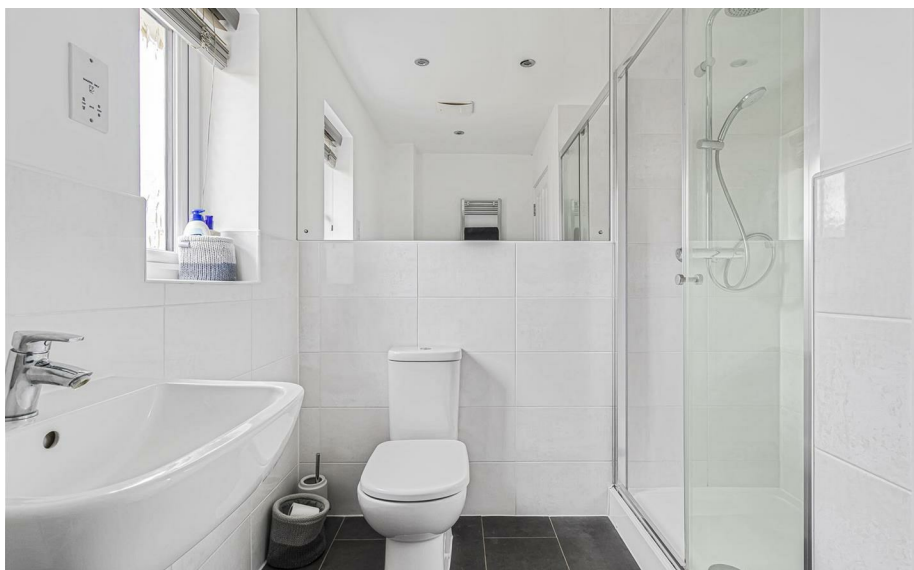
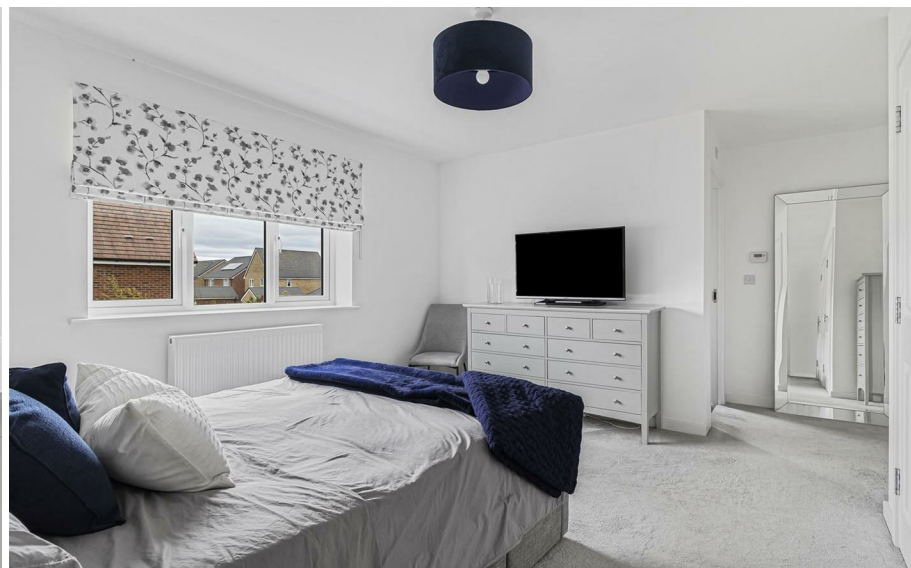
To the rear of the property is a private garden principally laid to lawn, with a large patio area improved by the current owners to provide a wonderful space to both relax and entertain and accessed via the utility/dining room. There is an outside tap, power point enclose by brick wall to two sides and then the garage and fencing to another as well as spotlighting along the rear of the property and in the planters. The lawn area is bordered by raised beds, bamboo trees and other plants. To the rear of the garage is a gravelled area, ideal for a storage shed. To the other side there is a timber gate leading round to side road as well as another gate leading to the drive from the garage. To the front, the property is approached off Glebe Field via a block-paved road leading onto driveway in front of the property as well as one in front of the garage with enough parking for several vehicles. The property benefits from ownership of the grass areas surrounding the parking areas.


GARAGE

accessed via up and over door, fitted with power and lighting as well as EV charging point.

AGENT'S NOTE

There is a service charge of £251.04 associated with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(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 £535,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire

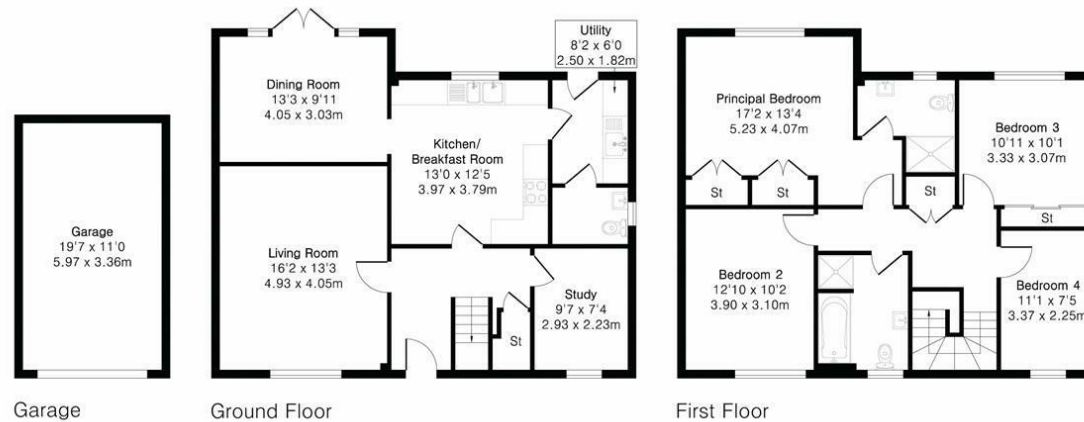


**Approximate Gross Internal Area 1582 sq ft - 146 sq m
(Excluding Garage)**

Ground Floor Area 791 sq ft – 73 sq m

First Floor Area 791 sq ft – 73 sq m

Garage Area 216 sq ft – 20 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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