



Field End, Balsham, CB21 4EL

CHEFFINS

Field End

Balsham,
CB21 4EL

Stylish and well proportioned detached single storey home occupying an outstanding and tranquil tucked-away position overlooking an attractive green in a highly sought after and select residential cul-de-sac within this desirable South Cambridgeshire village together with enclosed rear gardens, driveway to side and an attached single garage with automatically controlled up and over door.

LOCATION

Field End is a small select scheme of bungalows and family houses occupying a quite delightful and tranquil position with a most attractive central green. The property is within easy walking distance of a vast range of local amenities including a village store/post office, delicatessen/coffee shop, primary school, fine church, 2 inns and a recreation ground with bowls club adjacent. The university City of Cambridge is just 10 miles away and for the commuter the village is well placed for access to major routes and main line stations.

2 1 1

Guide Price £400,000





COVERED PORCH

with outside light and front entrance door to:

ENTRANCE HALL

with trap door to roof space, doors off to kitchen and living/dining room and opening to:

INNER HALL

with built-in airing cupboard housing hot water cylinder.

LIVING/DINING ROOM

with feature central fireplace with marble surround and hearth, decorative wooden mantel above and a coal effect electric fire, feature bay window to front aspect with sealed unit double glazed windows to front aspect with views over the gardens and towards the attractive central green. Two double radiators, full height sliding double glazed doors leading to the paved terrace and gardens.



KITCHEN

with an inset single drainer one and half bowl sink unit with mixer taps and cupboards below, space and plumbing for washing machine, integrated Neff oven with 4 point Neff hob and extractor cooker hood above, part ceramic tiled walls and splashbacks around, further base units comprising worktops with cupboards and drawers below, upright shelved storage cupboard and wall storage cupboards and glass fronted display cabinet, wall mounted oil fired boiler, sealed unit double glazed windows to rear aspect, radiator and a further integrated fridge and freezer, sealed unit double glazed door with frosted glass leading to paved terrace and rear garden.

BEDROOM 1

with radiator and an extensive range of full height fitted wardrobes and chest of drawers and matching bedside cabinet, sealed unit double glazed windows to rear aspect with wonderful views of the rear garden.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect with views towards the attractive central green.

BATHROOM

with a high level walk-in half bath with handrail, mixer taps and shower attachment, pedestal wash hand basin and w.c., electric shaver socket, radiator, sealed unit double glazed windows with frosted glass to front aspect.

OUTSIDE

To the front of the property there is a garden area laid to lawn and a paved pathway leading to the front entrance door and further paved pathway leading to driveway to side and an attached SINGLE GARAGE with up and over automatically controlled door, light and power and door into rear garden. There are also well stocked borders and various shrubs adjacent to the lawn.

To the rear of the property there is a delightful enclosed garden which enjoys a high degree of privacy and seclusion and has been landscaped with ease of maintenance in mind and incorporates a large paved terrace immediately adjacent to the property itself. Timber garden store and door to side leading into the garage. Within the rear garden there is a central circular paved area with steps leading up to a raised paved patio with a number of mature shrubs and well stocked borders around. To the rear of the garage there is a shrub covered trellis which covers the oil storage tank and there is a paved pathway and gated access to side leading to the front.

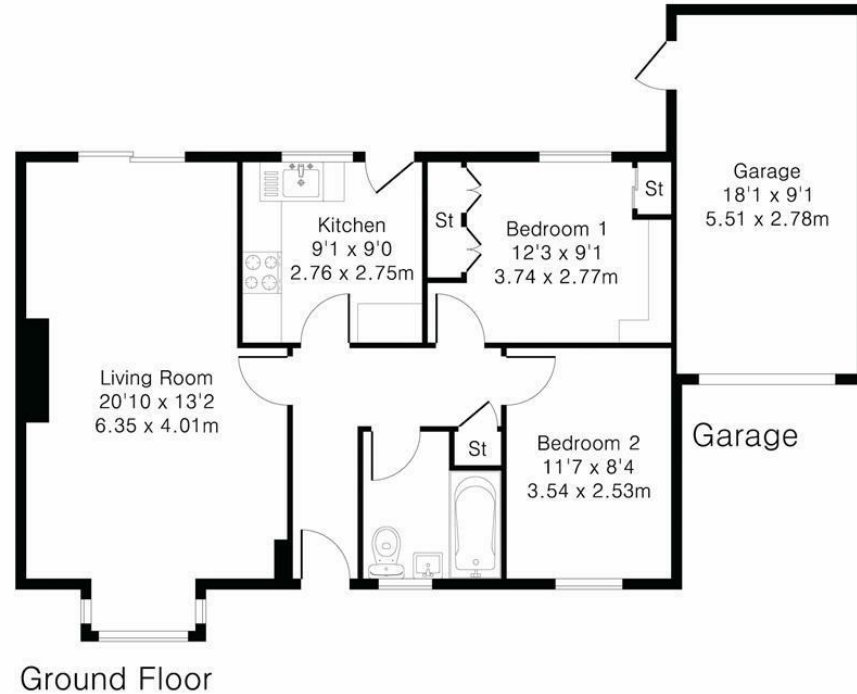
AGENTS NOTE

There is a minimal annual fee to cover the maintenance of the Green, the last payment for the year up to October 2022 was £71 for each of the 8 dwellings at Field End.





Approximate Gross Internal Area 695 sq ft – 65 sq m
 Ground Floor Area 695 sq ft – 65 sq m
 Garage Area 165 sq ft – 15 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Guide Price £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

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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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.