



Rogers Close, Elsworth, CB23 4JJ



Rogers Close

Elsworth,
CB23 4JJ

- High Specification Throughout
- Generous Accommodation Extending To Approximately 1778 sq. ft.
- Sought After Village Location
- Adaptable Accommodation

A most impressive detached home situated in a sought after position within this attractive village. The property has been thoughtfully extended to create versatile and high specification accommodation extending to approximately 1778 sq. ft.

4 2 3

Guide Price £600,000





LOCATION

The highly sought after village of Elsworth is situated about 10 miles from the university city of Cambridge and well placed for access to major routes including the A428 and A14. In addition to the primary school the village has a local pub, restaurant and community based village shop, post office, secondary schooling is available at the nearby Swavesey Village College, which has an Ofsted rating of outstanding. There is also a preschool in the village which also enjoys an outstanding rating from Ofsted.

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn with a patio area, feature flower beds, a small storage shed, external lights, multiple power points, taps and gated side access.

The front of the property enjoys a lawn area with feature flower beds and offers driveway parking for two cars leading to the entrance door and secured storage area as well as an outside tap.

GROUND FLOOR

ENTRANCE PORCH

Entrance porch, door to:

INNER HALLWAY

With window to the front aspect, Karndean wood effect flooring, stairs to the first floor, doors to:

LOUNGE

With window to the front aspect, wood burning stove with granite hearth, opening to:

KITCHEN/DINING ROOM

With window to the rear aspect, Velux windows, matching eye and base level units, granite worktop with undermounted sink and a half bowl with instant boiling water tap, inset

induction hob, two chest level Neff ovens, space and plumbing for American style fridge freezer, integrated Neff dishwasher, porcelain tiled floor, space for under island wine fridge, oak table extending from the island, french doors to the garden, double doors opening to:

FAMILY ROOM

With window to the rear aspect, French doors opening to the garden, door to:

UTILITY ROOM

With matching eye and base level units, preparation counter with inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for fridge freezer

GUEST CLOAKROOM

With low level wc, wall mounted hand wash basin, Karndean wood effect flooring, part tiled floor

FIRST FLOOR

LANDING

With doors to:

PRINCIPAL BEDROOM

With bay window to the rear aspect, window to the front aspect, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM

With window to the front aspect, suite comprising; low level wc, corner shower, pedestal wash basin with chrome mixer tap, part tiled walls

BEDROOM TWO

With window to the rear aspect, double fitted wardrobe

BEDROOM THREE

With window to the front aspect, double fitted wardrobe

BEDROOM FOUR

With window to the front aspect, airing cupboard, loft access via hatch

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower cubicle, bath with wall mounted shower head over, part tiled walls, heated towel rail







Approximate Gross Internal Area 1778 sq ft – 165 sq m
 Ground Floor Area 1036 sq ft – 96 sq m
 First Floor Area 742 sq ft – 69 sq m
 Garage Area 61 sq ft – 6 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	

Guide Price £600,000

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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