



Bartons Close, Balsham, CB21 4EA

CHEFFINS

Bartons Close

Balsham,
CB21 4EA

An established semi-detached house which has been sympathetically improved and extended in more recent times but also has the benefit of planning consent for a substantial further extension 24/00097/HFUL. the property also has an attractive and generous plot with driveway/parking space and detached garage/workshop.

LOCATION

The property occupies a delightful position within a well regarded residential area just off West Wickham Road and within easy walking distance of the heart of the village and the local primary school. The highly sought after South Cambridgeshire village of Balsham provides an excellent range of local amenities including a post office/stores, delicatessen/coffee shop, fine church, 2 inns and a recreation ground with children's play area close by. The larger village of Linton offers most extensive amenities including secondary education and is just 2 miles away and the university City of Cambridge is just 10 miles distant. For the commuter there are main line stations at Audley End and Whittlesford and the nearest M11 motorway access points are at Duxford (Junction 10) and Stumps Cross (Junction 9).



Guide Price £395,000





SEALED UNIT DOUBLE GLAZED FRONT ENTRANCE DOOR

to:

ENTRANCE LOBBY

with traditional style radiator, shelf above, staircase off to first floor, natural wood style flooring. Door to:

LIVING ROOM

with radiator and attractive central cast iron firegrate with wooden surround and mantel and a tiled hearth, radiator, sealed unit double glazed windows to front aspect, natural wood style flooring, door to:

KITCHEN/BREAKFAST ROOM

A luxuriously equipped refitted kitchen with range of stylish and high quality fitted units comprising inset one and a half bowl sink unit with mixer taps, cupboard below, base units comprising granite style work surfaces with cupboards and drawers below, built-in cupboard housing a washing machine and integrated Neff dishwasher, integrated Neff 4 point induction hob with contemporary style Neff extractor cooker hood above, integrated Neff oven and grill to side, tiled splashbacks, integrated refrigerator and freezer, radiator, ceramic tiled floor, opening through to:

GARDEN ROOM/CONSERVATORY

deep built-in storage cupboard understairs and opening to Conservatory style garden room with natural wood style flooring, double radiator, sealed unit triple aspect double glazed windows overlooking the gardens and terrace, high semi-vaulted ceiling with sealed unit double glazed panels and fan, contemporary style lighting, full height sealed unit double glazed door leading to terrace and gardens.

INNER LOBBY

with natural wood style flooring, sealed unit double glazed door to front driveway and courtyard style area, door to:

BATHROOM

with bath with shower attachment and mixer taps, vanity style unit with wash hand basin and cupboards below, large walk-in shower cubicle with glazed doors, static large shower head above and handheld shower unit, vertical wall mounted towel rail/radiator, natural wood style flooring, sealed unit double glazed windows with frosted glass to front aspect.

CLOAKROOM

with low level wc, corner vanity unit with wash hand basin and drawers below.

ON THE FIRST FLOOR

SMALL LANDING AREA

with trap door to roof space, sealed unit double glazed windows to side aspect.

BEDROOM 1

with large walk-in wardrobe/storage cupboard, radiator, sealed unit double glazed windows to front aspect.

BEDROOM 2

fitted wardrobes and storage cupboards, built-in airing cupboard housing lagged hot water cylinder, radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 3

with radiator, fitted wardrobes, sealed unit double glazed window to rear aspect.

OUTSIDE

To the front of the property there is an attractive well kept garden laid to lawn with borders around and a pebblestone landscaped area with further shrubs, gated access to side leading to a brick paved driveway/parking space and a DETACHED GARAGE which is currently converted and used as a workshop with windows to side and door to side pathway with gated access into the rear garden.

The delightful generous mature rear gardens are enclosed and mainly laid to lawn with well stocked borders and a variety of shrubs around, large paved terrace and brick paved patio area, garden storage shed and oil storage tank set on a plinth.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - C
Property Type - Semi-Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 947
Parking - Driveway

UTILITIES/SERVICES



Approximate Gross Internal Area 947 sq ft – 88 sq m
 Ground Floor Area 582 sq ft – 54 sq m
 First Floor Area 365 sq ft – 34 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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