



Arnold Close, Hauxton, CB22 5FN

CHEFFINS

Arnold Close

Hauxton,
CB22 5FN

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Guide Price £875,000

- High Specification Accommodation
- Versatile Living Arranged over Three Floors
- Driveway Parking Leading to the Double Garage
- Highly Sought After Residential Location
- Attractive Leafy Outlooks

A most impressive detached residence occupying an enviable position within this highly sought after development enjoying attractive leafy surroundings. The high specification accommodation offers versatile living extending to approximately 1923 sq. ft. arranged over three floors. Further benefitting from driveway parking leading to the double garage.





LOCATION

Hauxton is a desirable and picturesque village with a central village green, village hall, primary school and fine church. The village is located about 5 miles south west of the university city of Cambridge and well placed for access to mainline stations, major routes including M11 motorway and A10.

ENTRANCE HALLWAY

With entrance door, window to the front aspect, stairs to the first floor, Amtico wood effect flooring, doors to:

LOUNGE

With window to the front aspect.

KITCHEN/DINER/DAY ROOM

With window to the front and rear aspect, kitchen with range of eye and base level units, quartz worktop with undermounted sinks with boiling water tap over, Siemens integrated appliances including five ring induction hob with extractor hood over, dishwasher, two fridge freezers, chest level oven and microwave, Amtico wood effect flooring, under stairs storage cupboard, patio doors to the garden, door to:

UTILITY ROOM

With door to the garden, quartz preparation counter with undermounted sink with chrome mixer tap over, space and plumbing for washing machine and dryer, Amtico wood effect flooring, door to:

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, corner basin with chrome mixer tap, Amtico wood effect flooring.

FIRST FLOOR**LANDING**

With window to the front aspect, cupboard housing hot water cylinder, wood effect flooring, stairs to the second floor, doors to:

PRINCIPAL BEDROOM

With window to the front aspect, open to dressing area and walk in wardrobe with fitted mirrors wardrobes, door to:

EN-SUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, large walk in shower area with drencher head over, two sinks with chrome mixer taps over, chrome heated towel rail, part tiled walls, tiled floor.

BEDROOM 2

With window to the rear aspect, fitted wardrobes.

BEDROOM 3

With window to the front aspect.

FAMILY BATHROOM

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

SECOND FLOOR**LANDING**

With Velux window, wood effect flooring, doors to:

BEDROOM 4

With window to the front aspect.

BEDROOM 5

With Velux windows, large storage cupboard.

SHOWER ROOM

With suite comprising; low level wc with eco flush button, shower enclosure with glass and chrome door, wall mounted wash basin with chrome mixer tap, chrome heated towel rail, part tiled walls.

OUTSIDE

The front of the property boasts driveway parking leading to the detached double garage and features a decorative stone area with a pathway leading to the entrance doors.

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio area, timber deck area, artificial lawn/ play area, an outside tap, external lights and gated side access.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - F
Property Type - Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 1923
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and radiators, mains gas
Broadband - Fibre to the Property
Mobile Signal/Coverage - Good

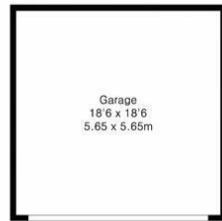


| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

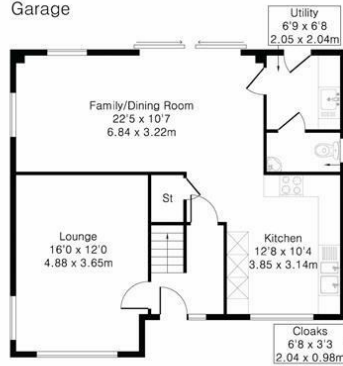


Guide Price £875,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council



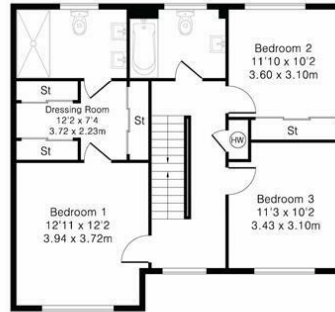


Garage

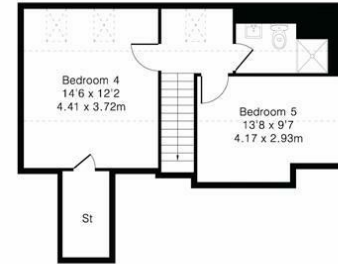


Ground Floor

Approximate Gross Internal Area 1923 sq ft – 180 sq m
 Ground Floor Area 727 sq ft – 68 sq m
 First Floor Area 727 sq ft – 68 sq m
 Second Floor Area 469 sq ft – 44 sq m
 Garage Area 344 sq ft – 32 sq m



First Floor



Second Floor



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.