



South Street, Comberton, CB23 7DZ

**CHEFFINS**

## South Street

Comberton,  
CB23 7DZ

- 4 Bedrooms
- Double Garage and Parking
- Kitchen and Utility
- Offered With No Onward Chain
- Non Estate Position

A beautifully proportioned and well presented detached bungalow well positioned with attractive and well stocked gardens occupying a tucked away location within this thriving, desirable, well served village about 6 miles from the city of Cambridge with access to the outstanding Comberton Village College.

4 2 2



Guide Price £700,000



## LOCATION

Comberton is located approximately 6 miles to the west of Cambridge with the benefit of close proximity to the M11 motorway. The village is served by numerous amenities, including a post office, two village convenience stores, a garage, a firm of accountants, and a solicitor, and two ale houses. The village also has its own primary school and village college.

**RECEPTION HALL**

leading to hallway and with door to cloakroom and doors to inner hallway.

**HALLWAY**

with built in cupboard with coat rail and fitted shelf. The kitchen, sitting room, dining room and utility room are accessed off the hallway.

**KITCHEN**

fitted kitchen with base and wall units, work tops, sink with window to front aspect above, integrated dishwasher, space for a range of appliances.

**SITTING ROOM**

with working open fireplace, fitted shelving and cabinet unit and dual aspect with window to front aspect and sliding patio doors to rear aspect.

**DINING ROOM**

with bay window to rear aspect.

**UTILITY ROOM**

fitted with base units, work top, sink, window to rear aspect and door to rear garden.

**CLOAKROOM**

with WC, wash basin and window to side aspect.

**INNER HALLWAY**

with airing cupboard. Bedrooms 1, 2 & 3, Study/bedroom 4 and the bathroom are accessed off the inner hallway.

**BEDROOM 1**

with window to front aspect.

**EN SUITE SHOWER ROOM**

with shower enclosure, WC, wash basin with mirror above and window to side aspect.

**BEDROOM 2**

with built in double wardrobes and window to rear aspect.

**BEDROOM 3**

with window to rear aspect.

**BATHROOM**

with bath, separate shower enclosure, WC, wash basin and window to side aspect.

**STUDY/BEDROOM 4**

with wall shelves and window to front aspect.

**OUTSIDE****FRONT**

off street parking, double garage, open front garden principally laid to lawn with shrub borders, path to front door and side gate to:

**REAR**

enclosed rear garden principally laid to lawn with patio and shrub borders.

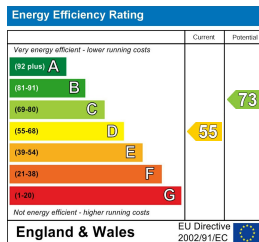
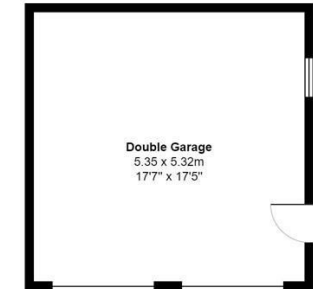
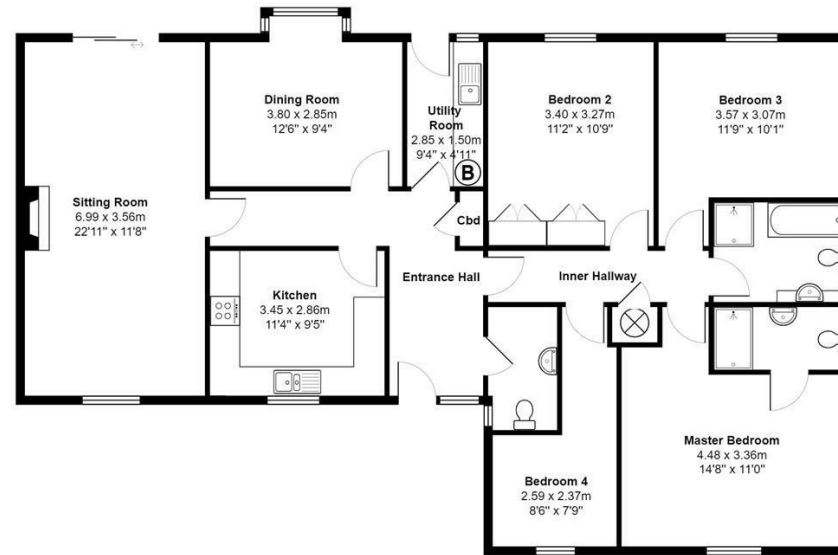
**AGENTS NOTE**

Some photos have been virtually furnished for illustration purposes only.





South Street, Comberton, Cambridge



Total Area: 135.0 m<sup>2</sup> ... 1454 ft<sup>2</sup> (Excluding the Garage)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Guide Price £700,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

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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.