



Wymund Way, Hauxton, CB22 5FQ

**CHEFFINS**



# Wymund Way

Hauxton,  
CB22 5FQ

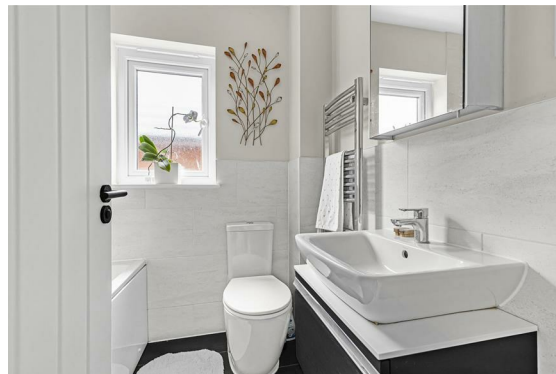
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Guide Price £650,000

- Solar Panels
- Planning Permission Approved for Single Storey Rear Extension
- Planning Ref: 24/01512/CL2PD
- High Specification Accommodation Arranged over Three Floors
- Driveway Parking Leading to the Garage
- NHBC Warranty

An impressive detached home benefitting from high specification accommodation arranged over three floors extending to approximately 1419 sq. ft. Situated in a sought after position within this popular residential development offering easy access to the surrounding amenities.





## 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.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, stairs to the first floor, under stairs storage cupboard, wood effect tiled floor, door to

### LOUNGE

With window to the front aspect, bespoke fitted media wall with electric fireplace and remote controlled lights, fitted storage cupboard designed for coats and shoe storage, wood effect flooring

### KITCHEN/DINER

With window to the rear aspect, range of eye and base level units, worktop with inset sink and a half with drainer and chrome mixer tap over, inset four ring gas hob with extractor hood over, integrated appliances include; fridge freezer, double chest level oven and dishwasher, cupboard with space and plumbing for washing machine, wood effect tiled floor, sliding doors to the garden

### GUEST CLOAKROOM

With window to the front aspect, wash stand with inset basin and mixer tap over, low level wc with eco flush button, wood effect tiled floor

## FIRST FLOOR

### LANDING

With window to the side aspect, stairs to the second floors, cupboard housing hot water cylinder, doors to

### BEDROOM TWO

With window to the front aspect, door to en-suite shower room

### EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over, shower enclosure with glass and chrome sliding door, part tiled walls, wood effect flooring, chrome heated towel rail

### BEDROOM THREE

With window to the rear aspect, fitted wardrobe

### BEDROOM FOUR

With window to the rear aspect

### BEDROOM FIVE

With window to the front aspect

### FAMILY BATHROOM

With window to the side aspect, suite comprising low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over, panelled bath with shower over, part tiled walls, wood effect tiled floor, chrome heated towel rail

## SECOND FLOOR

### PRINCIPAL BEDROOM

With dormer windows to the front aspect, bespoke

fitted wardrobes with internal lighting and drawers, eaves storage beyond wardrobes, door to en-suite shower room

### EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted wash stand with mixer tap over, bespoke shower enclosure with drencher head over, part tiled walls, tiles floor, heated towel rail

### OUTSIDE

The front of the property offers driveway parking leading to the garage with light and power and a pathway to the entrance door.

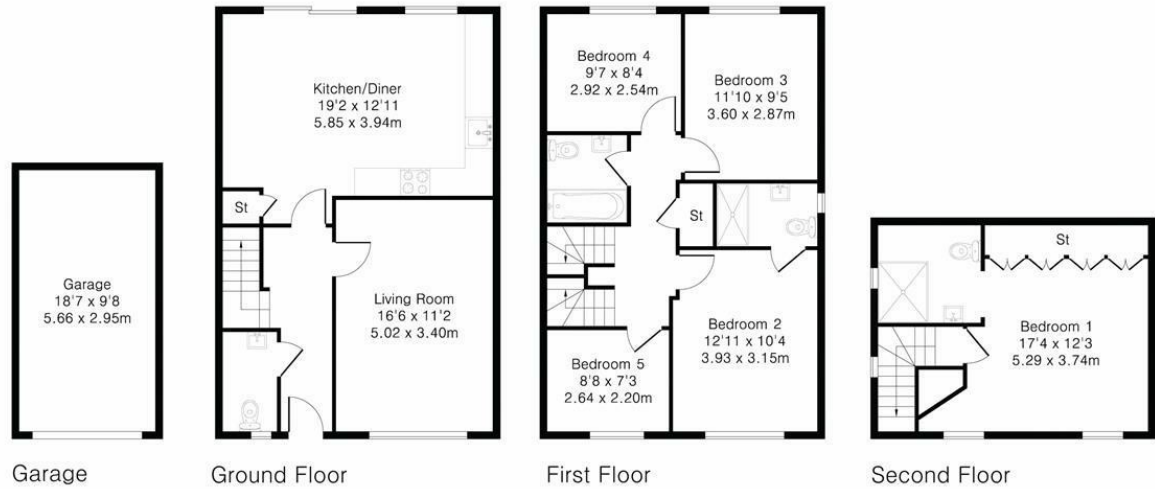
The fully enclosed rear rear garden enjoys a southerly aspect with a patio area, artificial lawn area, external lights, external tap, external power points, raised feature flower bed and gated side access.







Approximate Gross Internal Area 1419 sq ft – 132 sq m  
 Ground Floor Area 569 sq ft – 53 sq m  
 First Floor Area 569 sq ft – 53 sq m  
 Second Floor Area 281 sq ft – 26 sq m  
 Garage Area 180 sq ft – 17 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(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 £650,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire



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.