



West Wratting Road, Balsham, CB21 4DX

**CHEFFINS**



# 1 & 3 West Wrattling Road

Balsham,  
CB21 4DX

A unique opportunity to acquire a charming semi-detached period cottage of considerable character, originally a pair of cottages, which were converted to one dwelling, providing versatile living accommodation but now in need of some updating and improvement. With an off-street parking space to rear, set behind wooden gates. There is also an attractive enclosed garden to rear and generous garden area to front.

4 2 2

Guide Price £435,000







## LOCATION

The property occupies a prominent position right in the heart of this sought after South Cambridgeshire village, and within walking distance of an excellent range of local amenities, including a primary school, post office/stores, delicatessen/coffee shop, find church, two inns and a recreation ground with children's play area adjacent. The village is conveniently placed just 10 miles from the university city of Cambridge, and within easy access of major routes and mainline stations at Whittlesford, Cambridge and Audley End.

## PART GLAZED ENTRANCE DOOR

to:

## ENTRANCE LOBBY

with coat hooks and door to:

## SITTING ROOM

with a feature Inglenook style fireplace with a multi fuel stove set on a brick hearth, double radiator, feature brick flooring and wealth of exposed timbers, glazed windows to front aspect.

## DOOR AND INNER LOBBY

with staircase leading to first floor, Door to:

## UTILITY ROOM/KITCHEN

with inset stainless steel sink unit with cupboards beneath, fitted worktops with space and plumbing below for appliances, oil fired boiler, tiled floor, wall storage cupboards, further fitted worktop and radiator and glazed windows to rear aspect overlooking rear garden, door to side pathway and garden.

## OFF THE SITTING ROOM

there is also a door off to:

## GROUND FLOOR BATHROOM

with white suite comprising bath with ceramic tiled walls around and separate wall mounted shower unit above, pedestal wash hand basin and low level w.c., tiled floor, windows to side aspect, radiator.

## DINING ROOM

with a feature Inglenook style fireplace with multi fuel stove set on a brick hearth, large built-in storage cupboard, two radiators, windows to front aspect and panelled door to:

## KITCHEN

with inset stainless steel sink unit with mixer taps and cupboards below, worktop to side with space beneath for oil fired boiler, radiator, extensive base units comprising worktops with cupboards and drawers below, range of wall storage cupboards, space for cooker and extractor cooker hood, high semi-vaulted ceiling with a sealed unit double glazed Velux window to rear aspect, further windows to side and rear, radiator, stable door leading to rear garden. Door to:

## STUDY/PLAYROOM

with radiator, exposed wooden floorboards, exposed timbers, glazed window to rear aspect, door to:

## GROUND FLOOR BEDROOM 1

with double radiator, sliding sash windows to front aspect, feature brick fireplace with a raised hearth and storage cupboard to side, built-in wardrobe with shelves, natural wood style flooring, double radiators, and windows to rear aspect overlooking gardens.

## DOOR FROM DINING ROOM

to:

## SMALL LOBBY

with radiator and staircase leading to first floor.

## ON THE FIRST FLOOR

## LANDING AREA

with high semi-vaulted ceiling, exposed timbers and natural wooden floorboards.

## BEDROOM 2

with radiator, windows to side aspect.

## BEDROOM 3

with double radiator, exposed timbers and large walk-in wardrobe/storage cupboard, windows to front aspect.

## BATHROOM

with half-size bath with separate wall mounted shower unit above and ceramic tiled walls around, pedestal wash hand basin and low level w.c., radiator, high semi-vaulted ceiling with exposed timbers, windows to rear aspect overlooking gardens.

## LOBBY OFF SITTING ROOM

and staircase off to First floor.

## LANDING 2/DRESSING ROOM

with high vaulted ceiling and exposed timbers, radiator and natural wooden floorboards, windows to rear aspect.

## BEDROOM 4

with radiator, windows to front aspect, built-in eaves

storage cupboard and built-in wardrobe/storage cupboard which also houses hot water cylinder

## OUTSIDE

To the front of the property there is a generous and attractive garden area laid to lawn with hedgerow to side and a variety of mature shrubs, bushes, and trees around. There is also a gated access which leads to an adjacent pathway which in turn leads to the adjoining cottage No. 5.

To the rear of the property there is an enclosed mature garden which is laid to lawn with a variety of shrubs, bushes and borders around. There is also a pathway which leads to the cottage and there is an oil storage tank concealed with trellis style fencing. Further patio area with bin store and a large timber constructed garden storage shed. Immediately to the rear of the cottage there is a courtyard style area with parking space for one vehicle set behind a pair of high wooden gates leading onto the High Street. From the courtyard area there is a covered canopy porch and door leading into the kitchen.

## AGENTS NOTE

The adjacent cottage (number five) has a right of access to the rear garden of number one and three.



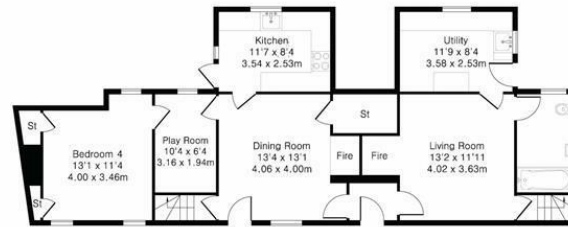




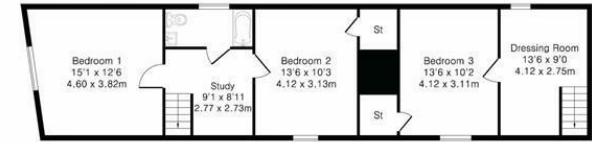




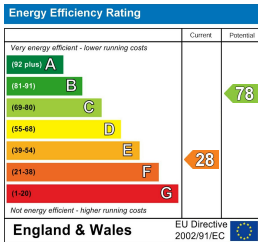
Approximate Gross Internal Area 1688 sq ft – 157 sq m  
 Ground Floor Area 936 sq ft – 87 sq m  
 First Floor Area 752 sq ft – 70 sq m



Ground Floor



First Floor



Guide Price £435,000

Tenure – Freehold

Council Tax Band – E

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.