



Brook Street, Elsworth, CB23 4HX

CHEFFINS

Brook Street

Elsworth,
CB23 4HX

A unique and rather special opportunity to purchase this Grade II listed double fronted semi-detached residence with versatile and spacious accommodation with impressive ground floor master bedroom with ensuite, three reception rooms, fitted kitchen, family bathroom as well as two first floor bedrooms together with landscaped tiered gardens and off-road parking in this attractive village lane forming part of this eagerly sought after well located village.

3 2 3

Guide Price £650,000





LOCATION

Elsworth is a delightful picturesque quiet village strategically placed but well away from the main roads to East Anglia, London, Midlands and the north. Elsworth which is 10 miles to the west of Cambridge is accessed via the A14 or the A428 each about 3 miles from the village. Elsworth is only 11 miles south east of Huntingdon which is well served with its fast link to London King's Cross. St Neots station is also easily accessible approximately 10 miles distant. For schooling there is an excellent and sought after primary school in the centre of the village and secondary schooling in nearby Swavesey Village College about 4 miles or Comberton Village College about 9 miles. Further schools in both state and private sector are available in the university city of Cambridge along with a host of other educational opportunities. There is also a Tennis Club and a Badminton Club.

FOUR PANELLED TIMBER ENTRANCE DOOR

with glazed picture light above into:

ENTRANCE HALL

staircase rising to the first floor.

SITTING ROOM

chimney breast with slate hearth and exposed brickwork, sash window to the front, double glazed window and doors to the rear and radiator.

DINING ROOM

chimney breast with exposed brickwork, slate tiled hearth, understairs storage cupboard, sash window to the front and radiator.

KITCHEN

fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands, undermount sink unit with mixer tap and grooved drainer, tiling to splashbacks, oil fired Rayburn providing hot water as well as central heating and cooking fitted into chimney breast, brick bressumer, tiled surround, fitted and concealed dishwasher, space for fridge/freezer, stone tiled floor, ceiling with inset downlighters, double glazed window to the side and stable door to the side, radiator.

INNER HALL

feature vaulted ceiling, stone tiled floor.

BATHROOM

fitted with four piece suite comprising freestanding double ended bath with wall mounted mixer tap, tiled shower cubicle with drencher shower head and hand held rose, glazed sliding doors, wash hand basin with mixer tap with storage drawers below and a dual flush w.c., part vaulted ceiling with inset downlighters, linen cupboard with slatted shelving housing pressurised hot water cylinder, part tiled walls, tiled floor, heated towel rail/radiator, shaver point, double glazed and frosted window.

LIVING ROOM

feature part vaulted ceiling with exposed timbers, stone tiled floor with underfloor heating, ceiling with inset downlighters, double glazed doors and windows to the side.

BEDROOM 1

part vaulted ceiling with inset downlighters, fitted wardrobe cupboards, underfloor heating, double glazed windows to the side.

ENSUITE SHOWER ROOM

large walk-in shower, drencher shower head and hand held rose, a pair of wash hand basins with mixer taps, tiling to splashbacks and storage drawers below, low level dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, part vaulted ceiling with inset downlighters, extractor fan, double glazed and frosted window.

ON THE FIRST FLOOR

LANDING

access to loft space.

BEDROOM 2

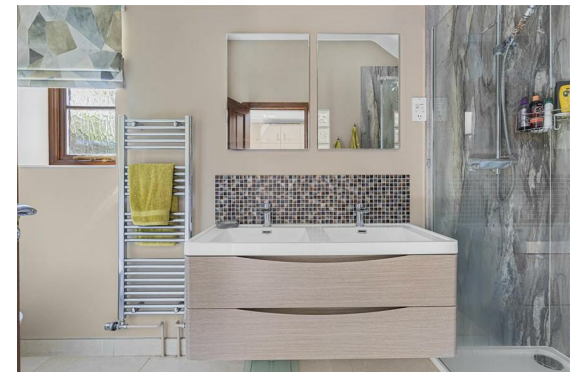
Victorian style fireplace with slate hearth, shelved storage cupboard, radiator, ceiling with inset downlighters, sash windows to the front and rear.

BEDROOM 3

Victorian style fireplace, storage cupboard, ceiling with downlighters, radiator, sash window to the front.

OUTSIDE

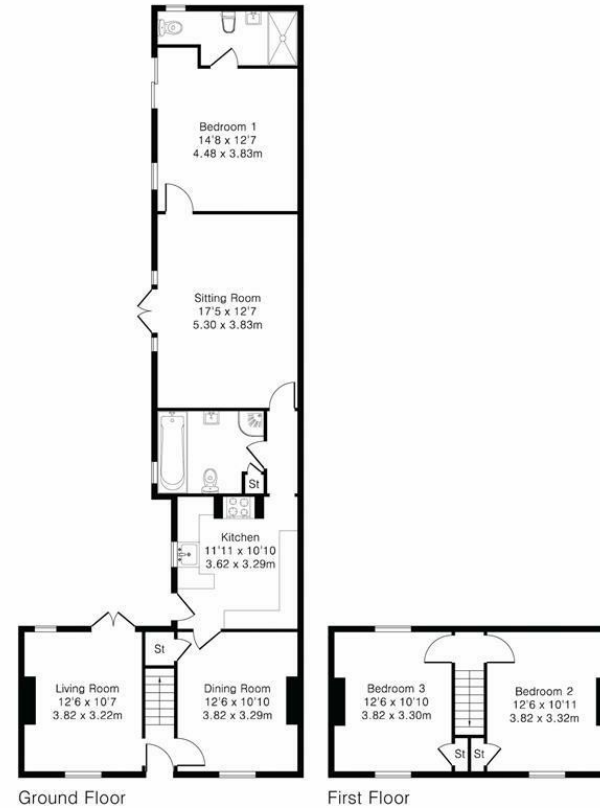
Gravelled driveway to the side with twin timber gates leading to hardstanding area, paved pathway, tiered garden with paved terrace with raised flowering and shrub beds ideal for alfresco dining, lawned area to the rear with well stocked flowering and shrub beds, slatted pathway and useful range of outbuildings with a pair of storage sheds and covered storage area.







Approximate Gross Internal Area 1292 sq ft – 120 sq m
Ground Floor Area 985 sq ft – 91 sq m
First Floor Area 307 sq ft – 29 sq m



Guide Price £650,000

Tenure – Freehold

Council Tax Band – D

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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.

