



Rampton Road, Willingham, CB24 5JG



Rampton Road

Willingham,
CB24 5JG

An established, modern detached bungalow providing exceptionally versatile and well proportioned accommodation, together with a generous mature plot, enjoying a high degree of privacy and exclusive courtyard style parking area. There is also an integral garage and adjoining large storage room and cloakroom off, which also provides interesting potential for conversion to annexe or similar subject to planning consent.

3 1 3

Guide Price £550,000





LOCATION

The property occupies an outstanding non-estate location within the sought after and popular village of Willingham which is located about 12 miles north west of the university City or Cambridge. The village provides an excellent range of local amenities including a primary school, library, doctors surgery, post office and a good range of local shops on the High Street. Willingham is conveniently placed for access to major routes and the nearby village of Longstanton provides access to Cambridge via the guided busway.

ENTRANCE HALL

With entrance door, loft access via hatch, storage cupboard, doors to:

LOUNGE

With bow window to the front aspect, feature fireplace with tiled hearth, brick surround and gas fire, glazed door to:

DINING ROOM

With wood effect flooring, open to garden room.

KITCHEN

With range of matching eye and base level units including a pantry cupboard, worktop with inset double sink with drainer and mixer tap over, inset four ring gas hob with extractor hood over, space for appliances including dishwasher, washing machine and under counter fridge, open to:

GARDEN ROOM

With window to the side and rear aspect, French's doors to the garden, wood effect flooring, door to garage.

BEDROOM 1

With window to the rear aspect, fitted wardrobes.

BEDROOM 2

With window to the front aspect.

BEDROOM 3

With window to the front aspect.

SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin with chrome mixer tap over, wet room style shower area with glass and chrome screen, tiled walls.

STORAGE ROOM

With window to the rear aspect, door to garage with light, power and an electric up and over door.

CLOAKROOM

With window to the rear aspect, low level wc, pedestal wash basin with chrome mixer tap over, tiled floor, part tiled floor.

OUTSIDE

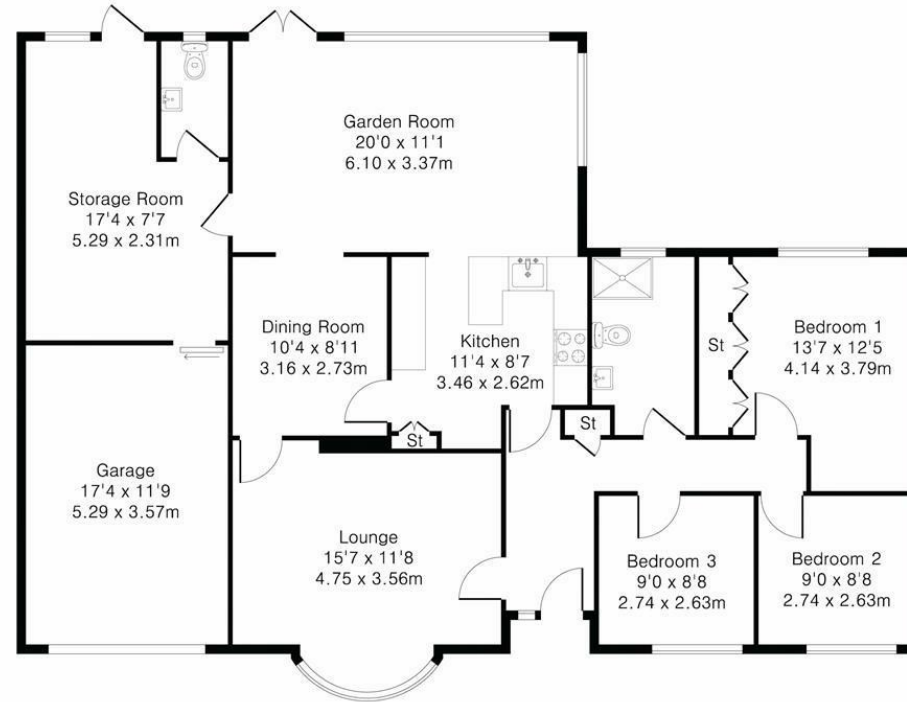
The front boundary is retained by a hedge row with an opening to the large gravel driveway and courtyard style parking area adjacent to which is a garage with automatic up and over door.

To the rear there is a generous enclosed garden which enjoys a high degree of privacy and seclusion with attractive leafy outlooks and is mostly laid to lawn with a patio area, workshop, large storage shed, external lights, an outside tap and gated side access. Further benefiting from a selection of shrubs, fruit trees and a large flower bed with a bark mulch overlay.





Approximate Gross Internal Area 1350 sq ft – 125 sq m
 Garage Area 203 sq ft – 19 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 £550,000

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.



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