



Queens Close, Balsham, CB21 4HL

CHEFFINS

Queens Close

Balsham,
CB21 4HL

A beautifully presented, well proportioned, modern, detached house providing versatile and cleverly designed accommodation together with a detached double garage and occupying an outstanding location in a sought after residential cul-de-sac. enjoying breath-taking and far reaching views over adjoining farmland and countryside.

4 2 2

Guide Price £595,000





LOCATION

The property occupies a quiet cul-de-sac position towards the edge of the highly sought after South Cambridgeshire village of Balsham which provides an excellent range of local amenities including a primary school, post office/stores, fine church, delicatessen/coffee shop, 2 inns, recreation ground, village hall and children's play area. The village is conveniently located just 10 miles from the university City of Cambridge. More extensive shopping and schooling facilities are available in the nearby village of Linton. For the commuter there are train stations at Whittlesford and Audley End and the nearest M11 motorway access points are located at Duxford (Junction 10) and Stumps Cross (Junction 9).

SEALED UNIT DOUBLE GLAZED DOOR

to:

ENTRANCE LOBBY

with full height sealed unit double glazed windows to side aspect, tiled floor, coat hooks and door to:

RECEPTION HALL

with radiator, natural wood style flooring, staircase leading off to first floor which is overlooked by a galleried style landing area, opening to:

INNER LOBBY

with built-in cloaks/storage cupboard and door off to:

CLOAKROOM

with low level w.c., and wash hand basin with cupboards below and tiled splashbacks, sealed unit double glazed windows to side aspect, radiator, natural wood style flooring.

PRINCIPAL RECEPTION ROOM

with feature full height sealed unit double glazed windows to side and rear aspect with wonderful views over the gardens and adjoining farmland and countryside. Within the room there is a central fireplace with a woodburning stove set on a slate hearth with timber-effect ceramic mantelpiece above, double radiator, natural wood style flooring, sealed unit double glazed windows to front aspect.

FROM THE RECEPTION HALL

there is an opening through to:

LARGE FAMILY ROOM/DINING ROOM

with natural wood style flooring, sealed unit double glazed windows to rear aspect overlooking the gardens and adjoining farmland and countryside, a pair of full height sealed unit double glazed doors leading to:

CONSERVATORY

with triple aspect sealed unit double glazed windows overlooking gardens and adjoining farmland, wall mounted electric heater and a full height sealed unit double glazed door leading to paved terrace and gardens.

ARCHWAY FROM DINING ROOM

leading to:

KITCHEN

The stylish refitted kitchen incorporates an inset stainless steel sink unit with mixer taps, extensive base units to either side with fitted worktops and

cupboards and drawers beneath, integrated Bosch dishwasher and integrated refrigerator, upright shelved storage/larder cupboard and an integrated Neff oven and grill to side with cupboards above and drawers beneath, integrated AEG induction hob with concealed extractor cooker hood above and part ceramic tiled splashback and walls around, sealed unit double glazed windows to front aspect and extensive range of wall storage cupboards.

UTILITY ROOM

with stainless steel sink unit with mixer taps and cupboards below, space and plumbing beneath for automatic washing machine, space for upright fridge/freezer, radiator, wall storage cupboards, and sealed unit double glazed window and door leading to paved terrace and gardens.

ON THE FIRST FLOOR

GALLERIED STYLE LANDING

which overlooks the main reception hall with radiator, and trap door and loft ladder to roof space, large built-in airing cupboard with slatted shelves and radiator.

BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect with far reaching views over adjacent farmland and countryside, range of fitted built-in wardrobes and opening to:

ENSUITE SHOWER ROOM

with a tiled shower cubicle with wall mounted shower unit and glass door, vanity style unit with wash hand basin and mixer taps, low level w.c., vertical wall mounted radiator/towel rail, sealed unit double glazed Velux window to front aspect.

BEDROOM 2

with radiator, fitted double wardrobes, sealed unit double glazed windows to rear aspect with far reaching countryside views.

BEDROOM 3

L-shaped bedroom with two radiators, sealed unit double glazed windows to rear aspect with views over adjacent farmland, built-in wardrobes and recess to side with fitted shelving.

BEDROOM 4

with radiator, large window shelf and sealed unit double glazed windows to front aspect.

BATHROOM

refitted with a stylish white suite comprising bath with shower attachment with large head shower and hand held shower, mixer taps, ceramic tiled walls around, low level w.c., vanity style unit with wash hand basin and tiled splashbacks, mixer taps, cupboards below, large wall mirror, vertical radiator/towel rail, sealed unit double glazed Velux window to front aspect.

OUTSIDE

To the front of the property there is a garden laid to lawn with well stocked borders and a variety of shrubs to side, brick paviour driveway/parking space adjacent to which is a DOUBLE GARAGE with automatic up and over door, light and power and an oil fired boiler in one corner, door leading to paved rear pathway with gated access leading to the front, trap door to a large boarded roof space.

There is an enclosed rear garden which is again mainly laid to lawn with well stocked borders and a variety of shrubs and trees around. To the side of the property there is an enclosed area which also houses an oil storage tank set on a raised paved plinth. Immediately adjacent to the property itself is a large L-shaped paved terrace with raised borders to side, external lighting and a garden storage shed.

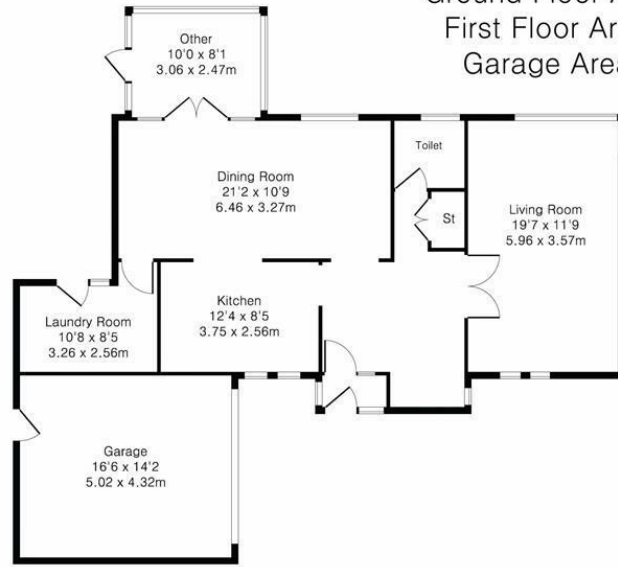
AGENTS NOTES

Please be advised that on our material information report the Ofsted rating for Linton Village College is incorrect. The actual rating is Good in all areas with effect from March 2024.

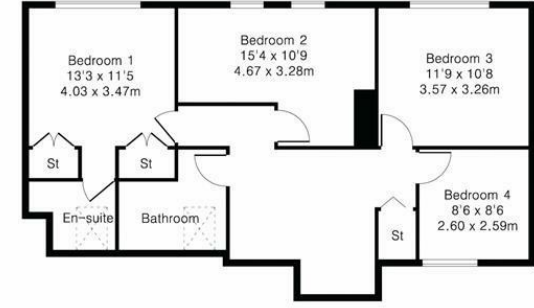




Approximate Gross Internal Area 1689 sq ft – 157 sq m
 Ground Floor Area 929 sq ft – 86 sq m
 First Floor Area 760 sq ft – 71 sq m
 Garage Area 233 sq ft – 22 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	69
England & Wales	
EU Directive 2002/91/EC	



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.



Guide Price £595,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

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.