



Pyrethrum Way, Willingham, CB24 5UX

CHEFFINS

Pyrethrum Way

Willingham,
CB24 5UX

A most stylish and beautifully presented detached house providing versatile and cleverly designed accommodation including a stunning and luxuriously appointed kitchen/dining room and adjacent open plan family room. In addition there is an enclosed rear garden, brick paved parking space to front and a long driveway to side leading to a garage.

4 2 2



Guide Price £525,000



LOCATION

This most stylish detached house occupies an outstanding position towards the edge of a select and most desirable development, conveniently located in the popular and well served village of Willingham. This thriving village is located about 10 miles North West of Cambridge and includes an excellent range of local amenities including a primary school, library, doctors surgery, local shops and pubs/restaurants. The village also offers excellent transport links to Cambridge with the guided busway running through the neighbouring village of Longstanton providing a service to Cambridge, Addenbrookes Campus and city centre.

COVERED PORCH

With outside light, tiled step leading to sealed unit, double glazed entrance door.

ENTRANCE HALL

With large, built in storage cupboard understairs with fitted shelving and lighting, radiator, recess with display shelving, natural wood style flooring and door leading to:

CLOAKROOM

With low level wc, vanity style unit with wash hand basin, tiled splashback, cupboards below, natural wood style flooring and sealed unit double glazed windows to front aspect with frosted glass.

PRINCIPAL RECEPTION ROOM

A delightful living room with decorative panelling to two walls, radiator, feature bay fronted window to front aspect with sealed unit double glazed windows, double radiator.

KITCHEN/DINING/FAMILY ROOM

Door from the hall leads to a most stylish, open plan living area providing light and space. With a luxuriously appointed kitchen with inset stainless steel sink unit with mixer taps, beautiful granite worksurfaces to either side with extensive base units incorporating cupboards and drawers beneath, integrated pull out bin storage, integrated dishwasher, integrated Bosch oven and grill, five point Bosch hob with splashback and contemporary style extractor hood above, extensive range of wall storage cupboards and glass fronted display cabinet, wine store, integrated refrigerator and freezer, door to:

UTILITY ROOM

with stainless steel sink unit with mixer taps, cupboards beneath, space and plumbing for automatic washing machine, feature tiled splashback, ceramic tiled floor, wall mounted gas fired boiler, sealed unit double glazed window to side aspect, sealed unit double glazed door to side passage and gardens.

FIRST FLOOR

LANDING

with trap door to roof space, built in cupboard housing hot water cylinder.

BEDROOM 1

With feature high semi-vaulted ceiling, range of fitted wardrobes, radiator, sealed unit double glazed windows to front aspect, door to:

EN-SUITE SHOWER ROOM

with walk in shower cubicle, ceramic tiled walls, wall mounted shower unit with large head and handheld shower, wash hand basin with cupboard below, feature ceramic tiled splashback around, granite style worktop, integrated low level wc, fitted cabinet with mirror fronted doors, ceramic tiled floor, sealed unit double glazed windows with frosted glass to side aspect, tiled window sill and a wall mounted radiator/towel rail.

BEDROOM 2

With radiator, built in wardrobes, feature panelling to one wall, sealed unit double glazed windows to rear aspect overlooking the rear gardens and terrace.

BEDROOM 3

With radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 4

With radiator, sealed unit double glazed windows to front aspect.

BATHROOM

Luxuriously appointed with a white suite comprising; bath with shower attachment and mixer taps, feature part ceramic tiled walls around, wash hand basin with cupboards below, granite style worktops to side, low level wc, ceramic tiled flooring, wall mounted radiator/towel rail, sealed unit double glazed windows with frosted glass to rear aspect, extractor fan.

OUTSIDE

To the front of the property there is a garden area and to the side there is a brick paviour parking space and long tarmac driveway which leads to single garage, with light and power and personnel door into the rear gardens.

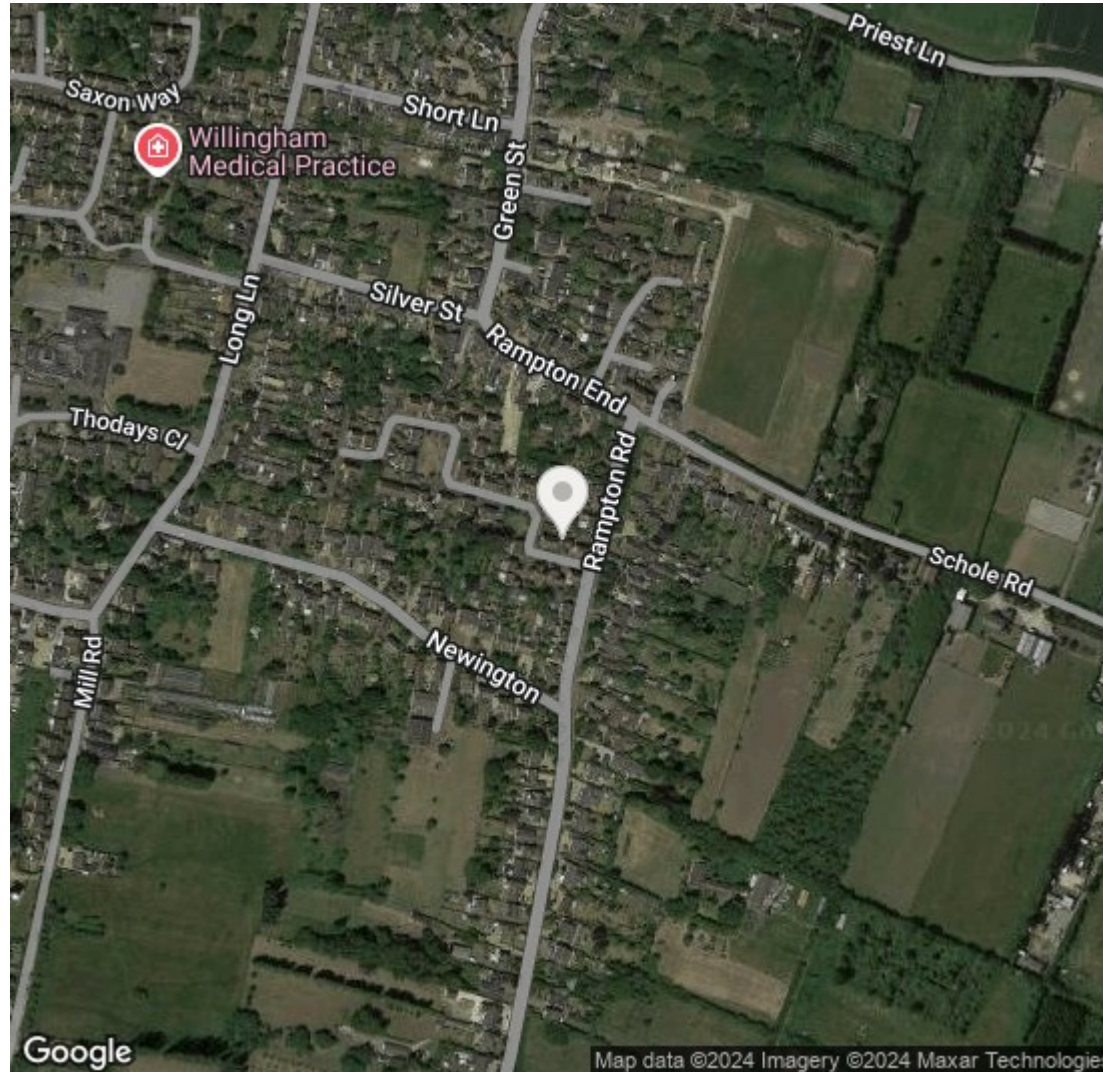
To the rear of the property there is a delightful enclosed garden which enjoys a high degree of privacy and seclusion which is laid to lawn with a large porcelain paved terrace to side and further porcelain paved area with door off into the garage and a porcelain paved pathway which leads to enclosed side area and gated access for bin removal.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1233 sq ft – 115 sq m
 Ground Floor Area 685 sq ft – 64 sq m
 First Floor Area 548 sq ft – 51 sq m
 Garage Area 182 sq ft – 17 sq m



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 | cambridge@cheffins.co.uk | 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.