



Mulberry House, Cambridge Road, Balsham, Cambridge, CB21 4HD

**CHEFFINS**



# Mulberry House, Cambridge Road

Balsham,  
CB21 4HD

Mulberry House is an impressive and substantial modern detached residence, providing exceptionally well-proportioned and versatile living accommodation extending, in all, to about 1,911 sq ft. The property occupies an outstanding, slightly elevated, non-estate position, towards the edge of the village and has the benefit of an enclosed part-walled rear garden, long driveway, extensive courtyard-style parking and detached double garage. The vendors have confirmed that there will be no upward chain.

4 3 3



**Guide Price £795,000**





## LOCATION

The highly sought after South Cambridgeshire village of Balsham provides an excellent range of local amenities, including stores/post office, delicatessen/coffee shop, primary school, church, two pubs and recreation/sports ground with Bowls club and children's playground adjacent. The university city of Cambridge is just 10 miles away and, for the commuter, the village is well placed for access to the M11 motorway, (access points at Duxford and Stumps Cross), and there are mainline stations at Whittlesford and Cambridge.

## LARGE COVERED DOOR

and entrance door with attractive, feature stained glass leaded light inserts, leads to:

## RECEPTION HALL

with natural wood style flooring, radiator with decorative cover, sealed unit double glazed windows to front and side aspects, staircase off to first floor, built in storage cupboard understairs.

## CLOAKROOM

with low level wc, pedestal hand wash basin, tiled splashback, radiator, natural wood style flooring.

## PRINCIPAL RECEPTION ROOM

A delightful light and spacious living room with a central open fireplace with wooden surround and mantle, slate hearth, three radiators with decorative covers, full height sliding double glazed doors leading to the rear garden, pair of glazed double doors leading into the dining room, sealed unit double glazed windows to front aspect.

## DINING ROOM

with natural wood style flooring, radiator with decorative cover, dado rail, sealed unit double glazed windows to rear aspect overlooking rear gardens.

## STUDY

with radiator, extensive bespoke fitted bookshelves and desktop, sealed unit double glazed windows to front aspect.

## KITCHEN/BREAKFAST ROOM

A stylish refitted kitchen with range of units incorporating an inset one and a half bowl sink unit with mixer taps and cupboards beneath, extensive fitted base units comprising granite work surfaces, cupboards and drawers below, space and plumbing for washing machine, integrated Miele oven and four point induction hob above, concealed extractor cooker hood, tiled splashback, integrated refrigerator with cupboards above and below, wine store to side, granite window shelf, sealed unit double glazed windows to side and rear aspect. Further base unit and wall storage, extensive range of storage cupboards and shelving, part glazed door leading to side courtyard and gardens, radiator with decorative cover, natural wood style flooring, door to:

## UTILITY ROOM

with inset sink unit with mixer taps and cupboards below, granite work tops, space and plumbing for washing

machine beneath, oil fired boiler, further granite worktop with space for appliances beneath, further shelved storage cupboards above, coat hooks, natural wood style flooring, radiator, sealed unit double glazed windows to side aspect.

## FIRST FLOOR

### GALLERIED STYLE LANDING

with trap door and loft ladder to roof space, radiator with decorative cover, dado rail, sealed unit double glazed windows to front aspect, built in shelved linen/storage cupboard, further deep built in airing cupboard housing hot water cylinder.

### PRINCIPAL BEDROOM

A delightful light and spacious room with dual aspect sealed unit double glazed windows to both front and rear, radiators with decorative covers.

### DRESSING AREA

with extensive fitted wardrobes and door off to:

### EN SUITE BATHROOM

with white suite comprising; bath, pedestal hand wash basin, low level wc, wall mirror, ceramic tiled walls, electric shaver socket, fitted tiled shower cubicle with wall mounted shower unit, glazed door.

### BEDROOM 2

with double radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens with a glimpse of farmland and countryside in the distance, door to:

### EN SUITE SHOWER ROOM

with fully tiled shower cubicle, folding glazed screen, wall mounted shower unit, pedestal hand wash basin, low level wc, radiator, natural wood style flooring, wall mirror, electric strip light shaver socket, extractor fan, sealed unit double glazed windows with frosted glass to side aspect.

### BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect overlooking the delightful rear gardens and glimpse of farmland and countryside beyond.

### BEDROOM 4

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

### BATHROOM

with white suite comprising; bath, pedestal hand wash

basin, low level wc, ceramic tiled surround, part tiled walls, radiator with decorative cover, electric shaver socket, wall mounted radiator/towel rail, natural wood style flooring.

## OUTSIDE

Mulberry House enjoys a right of access over a brick paviour driveway which also serves the neighbouring house, Woodpeckers, and in turn leads to a long private brick paviour driveway, which leads to an extensive courtyard style parking and turning area.

To the side of the property there is a mature hedgerow and trees and a gate set to the side of the detached double garage which has two up and over doors. Within the garage there is light and power, fitted wooden workbench, sealed unit double glazed windows to side aspect, door leading to side courtyard. There is an enclosed paved courtyard area to the side of the house with space for bins, which also includes an oil storage tank, paved pathway leading to the rear garden.

The delightful enclosed rear garden enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a delightful brick paviour terrace set into one corner of the garden, with the backdrop of a most attractive brick and flint wall. There are also a variety of shrubs, bushes and well stocked borders around and paved pathway which runs the whole width of the property itself.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>48</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £795,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire









Approximate Gross Internal Area 1911 sq ft – 177 sq m  
 Ground Floor Area 974 sq ft – 90 sq m  
 First Floor Area 937 sq ft – 87 sq m  
 Garage Area 288 sq ft – 27 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](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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