



West Drive, Highfields Caldecote, CB23 7NY

**CHEFFINS**

## West Drive

Highfields Caldecote,  
CB23 7NY

- Generous and Secluded Gardens
- Versatile Accommodation
- Driveway Parking Leading to the Double Garage
- Sought After Village Location

A generously proportioned and much improved detached single storey home occupying a delightful non estate position. The property provides versatile and cleverly designed accommodation extending to approximately 1910 sq. ft. together with attractive enclosed gardens, driveway parking and a double garage.

3 2 2

**Guide Price £575,000**





## LOCATION

Highfields Caldecote is a pleasant village located just 8 miles west of Cambridge, ideally placed for access to the A428 and A14. The village has a variety of local amenities including primary school, recreation ground, public houses, hotels and village hall. Further facilities are available in the nearby villages of Cambourne and Bourn.

## COVERED ENTRANCE

with outside light, six panelled timber entrance door into:

## RECEPTION HALLWAY

with coved ceiling, wooden flooring, radiator, frosted double glazed windows to the front.

## CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap and tiling to splashbacks, radiator, double glazed and frosted window to the front.

## LIVING ROOM

approached via twin glazed doors from entrance hall with steps into, coved ceiling, feature open fireplace with brick surround, wooden mantel and stone tiled hearth, double panelled radiators, inset downlighters to ceiling, double glazed window to the front, twin glazed doors leading through to:

## DINING ROOM

with coved ceiling, double panelled radiator, double glazed sliding doors to the rear leading to:

## HARDWOOD CONSERVATORY

double glazed to three sides with a pitched double glazed roof, twin double glazed doors leading out to garden, electric bar heating and power.

## KITCHEN/BREAKFAST ROOM

fitted with a generous range of storage cupboards and drawers to base and eye level with timber edge working surfaces with double bowl single drainer sink unit with mixer tap, separate drinking water tap with tiling to splashbacks, central island unit with solid oak surface with storage cupboards below, fitted electric double oven, 4 ring Bosch induction hob with extractor fan above, fitted and concealed refrigerator, fitted and concealed dishwasher, space for additional refrigerator and space for freezer, coved ceiling with inset downlighters, tiled floor, double panelled radiator, double glazed window to the rear.

## UTILITY ROOM

rolltop working surfaces, single drainer sink unit with mixer tap, storage cupboards, tiled floor, plumbing and space for automatic washing machine, vent and space for tumble dryer, panelled and double glazed door and double glazed window leading through to:

## BOILER ROOM/REAR PORCH

with tiled floor, Grant oil fired boiler providing domestic hot water and central heating system, double glazed sliding door to the rear, double glazed Velux rooflight.

## REAR HALL

fitted shelved storage cupboard, additional fitted airing cupboard with slatted shelving and insulated water tank, coved ceiling with access to loft space.

## BEDROOM 1

with coved ceiling, fitted wardrobe cupboards, radiator, double glazed doors and windows to the rear.

## ENSUITE SHOWER ROOM

fitted with white suite comprising tiled shower cubicle and glazed door, electric shower unit, wash hand basin with mixer tap, low level w.c., fitted cupboards and drawers, part tiled walls, coved ceiling, radiator, double glazed and frosted window to the side.

## BEDROOM 2

with coved ceiling, fitted wardrobe cupboard, radiator, double glazed window to the side.

## BEDROOM 3

with coved ceiling, fitted wardrobe cupboard, radiator, double glazed window.

## BEDROOM 4

with coved ceiling, radiator, double glazed window to the side.

## FAMILY BATHROOM

fitted with a white three piece suite comprising walk-in panelled shower/bath with mixer tap and separate shower above with curved glazed shower screen, pedestal wash hand basin with mixer tap and walk-in tiled shower cubicle, electric shower unit, glazed door, extensive tiling to walls, radiator, fitted storage cupboard, double glazed and frosted window to the side.

## SEPARATE TOILET

with low level dual flush w.c., radiator, double glazed and frosted window to the side.

## OUTSIDE

The property stands comfortably within its own delightful established plot with brick pier entrance leading to block paved driveway with front garden principally laid to lawn with well stocked flowering and shrub beds, DOUBLE GARAGE with remote control up and over door, power and light, personal door to the side.

Good size rear garden principally laid to lawn, large paved patio area as well as paved pathway, flowering and shrub beds, raised beds, concealed area to the rear with hedging and shrubs with greenhouse, potting shed and raised vegetable beds, all enclosed by fencing, pergola, oil storage tank and wide pathway to the side with gated access.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached Bungalow

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1910

Parking - Driveway and Garage

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

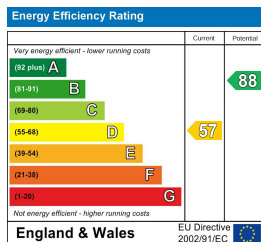
Sewerage - Mains Supply

Heating - Boiler and radiators, oil

Broadband - Ultrafast Available

Mobile Signal/Coverage - OK





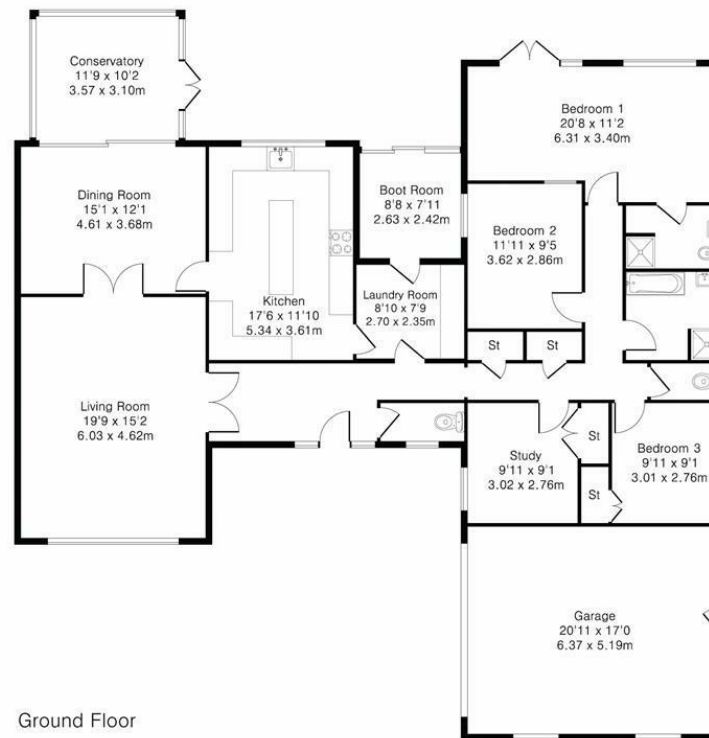
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Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1910 sq ft – 177 sq m  
Ground Floor Area 1910 sq ft – 177 sq m  
Garage Area 356 sq ft – 33 sq m



Ground Floor



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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**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.