



Scotts Gardens, Whittlesford, CB22 4NR

CHEFFINS

Scotts Gardens

Whittlesford,
CB22 4NR

A substantial, sympathetically improved and extended modern detached house, providing versatile and well proportioned accommodation, together with delightful, landscaped gardens, including a long driveway/parking area, covered carport and garage.

5 3 2

Guide Price £950,000





LOCATION

The property occupies a rather special and quite delightful tucked-away position in this highly sought-after residential cul-de-sac and situated close to the heart of this most desirable south Cambridgeshire village, which has the benefit of an excellent range of local amenities, including a village store/post office, restaurant, fine church, recreation/cricket ground and its own mainline station, providing a commuter service to London and Cambridge. The village is conveniently located just 10 miles south of the university city of Cambridge and is located just 1 mile from Junction 10 onto the M11 motorway.

ENTRANCE DOOR

leading to:

RECEPTION HALL

with ceramic tiled floor, double radiator, recessed area with coat hooks and door to:

PRINCIPAL RECEPTION ROOM

A delightful light and spacious open plan living room and adjoining dining room with large feature sealed unit double glazed windows to front and side aspect enjoying a wonderful vista over the delightful gardens to front and side. Within the sitting room area there is a stone fireplace and hearth with a coal effect fire, two traditional style radiators and part sealed unit double glazed door leading to covered car port and outside, door to:

INNER RECEPTION HALL

with recessed shelved storage area beneath the staircase rising to first floor, door to:

REAR PORCH

with quarry tiled floor and door to gardens, a pair of wooden doors leading to large built-in storage area and door to:

CLOAKROOM

with low level w.c. and corner wash hand basin, shelved storage cupboard, glazed window with frosted glass to rear aspect and ceramic tiled walls.

KITCHEN & ADJOINING BREAKFAST ROOM

with stainless steel inset single drainer sink unit with mixer taps and cupboards beneath, extensive fitted base units comprising work surfaces with cupboards and drawers below, integrated Neff dishwasher and integrated refrigerator, further integrated Neff oven with 5 point induction hob above and concealed extractor cooker hood, extensive range of wall storage cupboards, ceramic tiled flooring, double radiator, further cupboards within the dining area, part panelled walls, sealed unit

double glazed windows to rear aspect with views of the most attractive walled rear gardens, sliding door to:

UTILITY ROOM

with space and plumbing for washing machine, further space for upright fridge/freezer and wall storage cupboards, sealed unit double glazed windows to side aspect.

ON THE FIRST FLOOR

LONG LANDING

with sealed unit double glazed windows to rear aspect, radiator, trap door to roof space, built-in airing cupboard housing hot water cylinder and wall mounted gas fired boiler.

BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect with delightful views over the front gardens, door to:

ENSUITE BATHROOM

comprising bath with shower attachment and part ceramic tiled walls around, vanity style unit with inset wash hand basin and cupboards below, low level w.c. and bidet, sealed unit double glazed window with frosted glass to side aspect, extractor fan, and timber clad semi-vaulted ceiling, ceramic tiled walls around, electric shaver socket.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect overlooking gardens and extensive range of fitted wardrobes and chest of drawers.

INNER LANDING

door to:

BEDROOM 3

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

BEDROOM 4

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

BEDROOM 5

with radiator, sealed unit double glazed windows to rear aspect and built-in shelved storage cupboard.

SHOWER ROOM

with corner shower cubicle, ceramic tiled walls around and wall mounted shower unit, pedestal wash hand basin and low level w.c., radiator, sealed unit double glazed windows to rear aspect with frosted glass, wall mirror.

SHOWER ROOM 2

with fitted shower cubicle and wall mounted electric shower unit, vanity style unit with wash hand basin and cupboards below, low level w.c., wall mounted radiator/towel rail, ceramic tiled walls around, electric shaver socket/light.

OUTSIDE


There are a pair of wrought iron gates which lead to an extensive brick paved driveway/parking and turning area adjacent to which is a covered CAR PORT with brick arches leading to the side garden and an up and over door which leads to GARAGE with light and power, glazed window to rear aspect, outside tap and door leading into the rear garden.

To the front of the property there are most attractive and generous gardens which have been landscaped and are part walled and laid to lawn with very well stocked borders and a variety of mature shrubs around and a fine mature copper beech tree. There is also a further garden area to side laid to lawn with well stocked borders around and there is a large detached greenhouse set into one corner of the garden.

To the rear there is a delightful walled garden area laid to lawn with raised borders and a variety of shrubs around and there is also a large paved terrace immediately adjacent to the property itself and further pathway and gated access leading to the front.





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

Guide Price £950,000
Tenure – Freehold
Council Tax Band – F
Local Authority – South Cambridgeshire



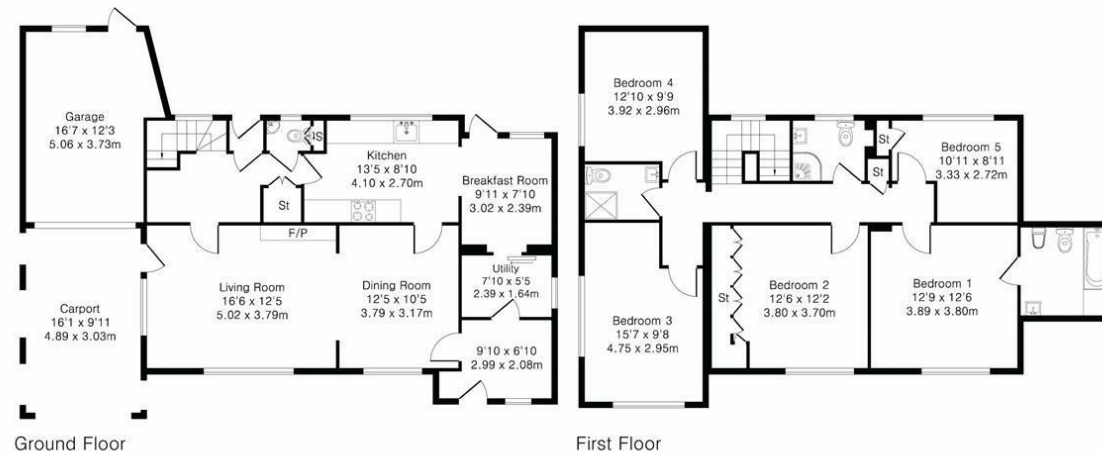


Approximate Gross Internal Area 1757 sq ft - 163 sq m

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 984 sq ft – 91 sq m

Garage Area 178 sq ft – 16 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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

