



Trinity Close, Balsham, CB21 4DW

**CHEFFINS**



## Trinity Close

Balsham,  
CB21 4DW

An established modern semi-detached house, together with beautiful mature gardens, and benefitting from stunning views to the rear over the church. Occupying a delightful position within a most desirable cul-de-sac in the heart of this sought-after south Cambridgeshire village.

### LOCATION

The highly sought-after south Cambridgeshire village of Balsham provides an excellent range of local amenities, including its own primary school, delicatessen/coffee shop, post office/stores, fine church, two inns and a recreation ground. Balsham lies around 10 miles south east of the university city of Cambridge and is well-placed for access to Addenbrooke's Campus and other more extensive amenities including a village college in the nearby village of Linton, just one mile away.

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**Guide Price £370,000**





## GLAZED ENTRANCE DOOR

through to:

## RECEPTION HALL

with stairs rising to first floor, double glazed window to side aspect, understairs storage cupboard, parquet wooden flooring, radiator. Storage cupboard with double glazed window to front aspect, radiator.

## CLOAKROOM

with suite comprising low level w.c., with concealed flush, corner basin with tiled splashbacks, heated towel rail, double glazed privacy window to rear aspect, tiled floor.

## KITCHEN/BREAKFAST ROOM

with a range of fitted wall and base units comprising inset stainless steel sink with mixer tap and drainer, serving hatch through to dining room, space and plumbing for washing machine, integrated oven with 4 point hob and extractor fan above, tiled splashbacks, space for fridge and freezer, double glazed window to rear aspect with views over the garden and church beyond, double glazed door leading to side passage, tiled floor. Fitted pantry.

## LIVING/DINING ROOM

with double glazed window to front aspect, double glazed doors to garden, two radiators, cast iron woodburning stove with brick surround and tiled hearth.

## ON THE FIRST FLOOR

## LANDING

double glazed window to side aspect, access to loft space.

## PRINCIPAL BEDROOM SUITE

with double glazed window to rear aspect with views over the garden and stunning views of the church beyond, radiator, built-in wardrobe with sliding doors, airing cupboard with water cylinder and fitted shelving.

## ENSUITE SHOWER ROOM

with corner shower, Mains directional shower attachment, wash hand basin, tiled splashbacks, privacy double glazed window to rear aspect, low level w.c., radiator.

## BEDROOM 2

with fitted wardrobes with sliding door, double glazed window to front aspect, radiator.

## BATHROOM

with suite comprising panelled bath and hand held directional shower, tiled surround, low level w.c., wash hand basin, tiled splashbacks, double glazed privacy window to front aspect, radiator.

## OUTSIDE

The property is approached via a paved pathway leading to the front door. There is a block paved driveway to the side leading to a DETACHED GARAGE with metal up and over door, security light. To the front of the property is a beautifully landscaped garden with mature hedgerow to the front and well stocked flower and shrub borders and central island.

To the rear of the property is a private enclosed garden principally laid to lawn with beautifully manicured and well stocked flower and shrub borders, large paved patio terrace, mature trellis archway leading to further rear garden which is currently used as a potting area and summerhouse/potting shed with glazed sliding door, tiled floor, double glazed window to rear aspect.





Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (12 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	100
	52
England & Wales EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

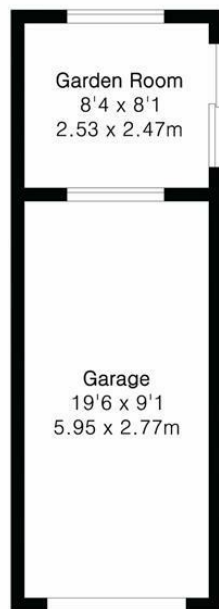
Council

## Approximate Gross Internal Area 979 sq ft - 91 sq m

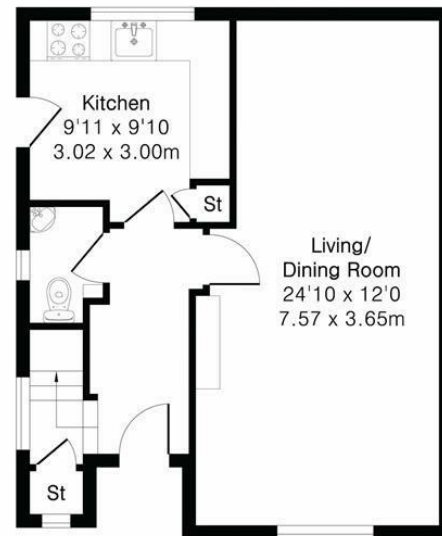
Ground Floor Area 479 sq ft - 45 sq m

First Floor Area 500 sq ft - 46 sq m

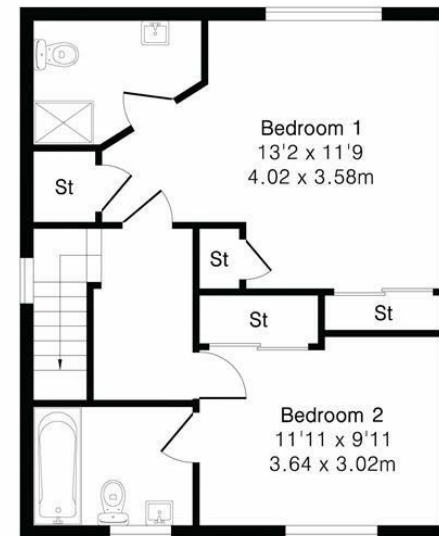
Garage Area 257 sq ft - 24 sq m



Garage



Ground Floor



First 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 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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

