



High Street, Great Abington, CB21 6AE

CHEFFINS

High Street

Great Abington,
CB21 6AE

An immaculately presented and well-proportioned detached modern residence approximately 2015 ft.² with a number of attractive features, including spacious open plan kitchen/dining/sitting room, walled gardens and detached double garage. Occupying a most desirable non-estate location close to the centre of this thriving and well served village.

4 2 2

Guide Price £850,000





LOCATION

Great Abington is a delightful village, situated about 9 miles from Cambridge, and 7 miles from Haverhill and Saffron Walden. The village benefits from a public house, fine church, inn and stores, and is also conveniently placed for access to London's Liverpool Street via either Whittlesford or Audley End stations and the M11 motorway access point is at Stumps Cross (junction 9).

COVERED ENTRANCE

with entrance door with double glazed and frosted pane leading into:

RECEPTION HALLWAY

staircase rising to the first floor with painted handrail, newel post and spindles with galleried landing above and understairs storage cupboard, underfloor heating, double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, part tiling, ceiling with inset downlighters, extractor fan, underfloor heating, double glazed and frosted window to the side.

LIVING ROOM

approached via twin doors from reception hallway with underfloor heating and double glazed windows to two aspects.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards to base and eye level with stone working surfaces with matching upstands and a Blanco undermount one and a half bowl sink unit with mixer tap and grooved drainer, fitted Bosch appliances including Bosch 4 ring induction hob with extractor hood above, Bosch electric fan oven and Combination microwave oven, fitted and concealed Zanussi fridge/freezer as well as a Zanussi fitted and concealed dishwasher, ceiling with a range of downlighters, underfloor heating, double glazed windows to the side and rear as well as tall double glazed windows and twin doors leading out to the garden.

UTILITY/BOOT ROOM

with a generous range of fitted storage cupboards with stone working surfaces and matching upstands, undermount single drainer sink unit with mixer tap and grooved drainer, fitted

Zanussi washer/dryer, ceiling with inset downlighters, extractor fan, panelled and double glazed door leading out to the rear garden.

ON THE FIRST FLOOR

SPACIOUS LANDING

access to loft space, large double storage cupboard, double panelled radiator, double glazed window to the side and front and storage cupboard housing pressurised hot water cylinder.

BEDROOM 1

range of fitted wardrobe cupboards with mirror sliding doors, double panelled radiator, double glazed window to the front and side.

ENSUITE SHOWER ROOM

fitted with white suite comprising low level dual flush w.c., wall hung wash hand basin with mixer tap, walk-in tiled shower cubicle with handheld rose, ceiling with inset downlighters, extractor fan, tiling to part walls and tiled floor with underfloor heating, heated towel rail/radiator, double glazed and frosted window to the side.

BEDROOM 2

with double panelled radiator, double glazed windows to two aspects.

BEDROOM 3

with double panelled radiator, double glazed window to the rear.

BEDROOM 4

with double panelled radiator, double glazed window to the front.

BATHROOM

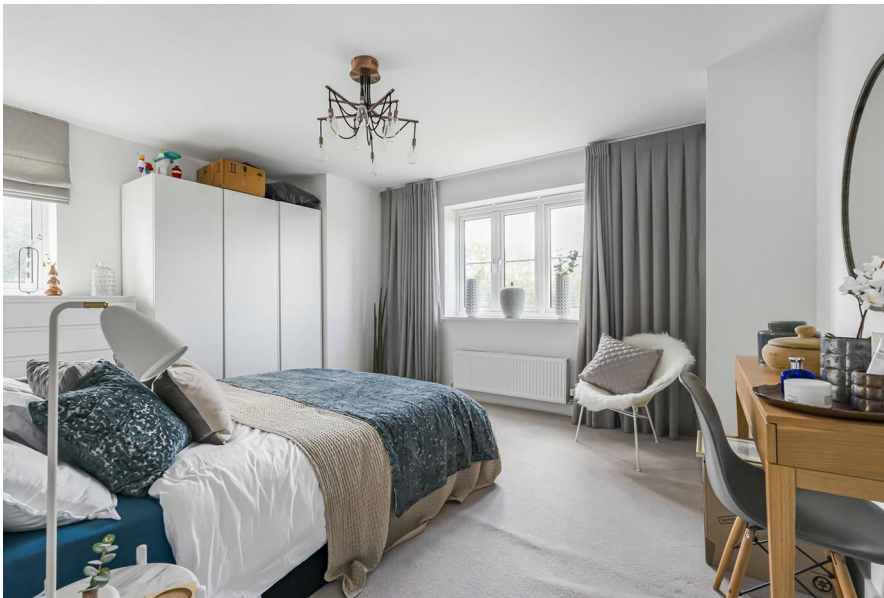
fitted with a white four piece suite comprising tiled walk-in

shower with glazed sliding door, handheld rose, panelled bath with wall mounted mixer, wall hung wash hand basin and low level dual flush w.c., extensive ceramic tiling to part walls and floor with underfloor heating, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the rear.

OUTSIDE

The property sits on its own delightful corner plot with vehicular access from the High Street with an extensive block paved driveway with turning area. The gardens are principally laid to lawn with hedgerow and flowering and shrub beds and outside lighting. Gated access leading to rear garden and DETACHED DOUBLE GARAGE with brick elevations underneath a pitched tiled roof with outside lighting, twin doors to the front and personal door to the side. The garage has been plastered with a lino flooring, spotlight tracks and electric heating. To the rear of the garage is a store area with range of fitted cupboards with working surfaces and inset one and a half bowl single drainer sink unit with mixer tap.

Enclosed rear garden with walling and fencing principally laid to lawn with paved patio and pathways, mature hedging and shrub borders, bin storage area and air source heat pump.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	84	91
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District

Council

Approximate Gross Internal Area 2015 sq ft - 187 sq m (Excluding Garage)

Ground Floor Area 1005 sq ft – 93 sq m

First Floor Area 1010 sq ft – 94 sq m

Garage Area 378 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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