



Fen End, Willingham, CB24 5LH

CHEFFINS

Fen End

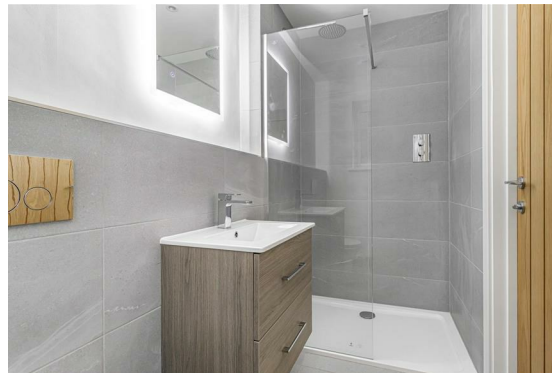
Willingham,
CB24 5LH

A most impressive and rather stylish detached bungalow which has been refurbished and improved to a high specification and incorporates many attractive features of quality and individuality. The property provides exceptionally versatile and well proportioned accommodation including a wonderful open plan living/dining room which leads into the superbly appointed kitchen/breakfast room. Furthermore the property has the benefit of a generous courtyard style parking area to front and an enclosed rear garden.

3 2 1

Guide Price £525,000





LOCATION

The property occupies an outstanding non-estate position close to the heart of the popular and thriving village of Willingham which is located about 12 miles north west of the university City of Cambridge. The village provides an excellent range of local amenities including a primary school, library, doctors surgery, post office and a good number of local shops. The village is also conveniently placed for access to major routes and the nearby village of Longstanton, provides access to Cambridge via the guided busway.

ENTRANCE DOOR

to:

L-SHAPED ENTRANCE HALL

with natural wood style flooring and matwell, radiator.

WONDERFUL OPEN PLAN LIVING/DINING/FAMILY ROOM

and adjoining Kitchen. An open plan space which incorporates the main living room with three contemporary style wall mounted radiators, natural wood style flooring, sealed unit double glazed windows to rear aspect overlooking the rear gardens and a pair of full height sealed unit double glazed doors leading to the paved rear terrace and gardens. The principal reception room leads into the KITCHEN a most stylish and well appointed kitchen incorporating a range of attractive high quality units with inset stainless steel sink unit with mixer taps and cupboards below, space to side set beneath worktop for appliances, further base units comprising work surfaces with cupboards and drawers below, pull-out bins, range of wall storage cupboards and a large upright storage cupboard/pantry, natural wood style flooring, integrated oven and grill and microwave oven and a 5 point AEG gas hob set into worktop with tiled splashbacks and contemporary style wall mounted extractor cooker hood above, sealed unit double glazed windows to front aspect.

BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, door to:

ENSUITE SHOWER ROOM

with a large walk-in tiled shower cubicle with fixed large head shower unit and glazed shower screen, vanity style unit with wash hand basin and soft close drawers beneath, low level w.c., wall mounted radiator/towel rail, sealed unit double glazed windows with frosted glass to side aspect and wall mirror with automatic light.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around and glazed shower screen, corner vanity style unit with wash hand basin with mixer taps and cupboards below, low level w.c., fitted medicine cabinet with a mirror fronted door and automatic lights, wall mounted contemporary style radiator/towel rail, ceramic tiled floor and walls.

OUTSIDE

To the front of the property there is a garden area laid to lawn with mature hedgerow, shrubs and trees to side and a central garden area with rose bushes. There is also a large pebblestone courtyard style driveway and parking area and gated access to side leading to a pebblestone pathway and this further leads into the enclosed rear garden which is again laid to lawn with paved pathways and a paved terrace immediately adjacent to the property itself. There is also a raised border and pebblestone area to side leading to a garden storage shed.





Approximate Gross Internal Area 1084 sq ft - 101 sq m



Ground Floor

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	72	80
EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



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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