



Long Road, Comberton, CB23 7DG



Long Road

Comberton,
CB23 7DG

- Potential for Extension (STPP)
- Semi Detached Family Home
- Sought After Village Location with Attractive Outlooks
- Easy Access to Village Amenities
- Well Established and Secluded Gardens to the Rear

A four bedroom semi detached family home occupying an enviable position with attractive outlooks to the front and well established private gardens to the rear. The versatile accommodation extends to approximately 1460 sq. ft. arranged over two floors coupled with a generous rear garden offering fantastic potential for extension (STPP).

4 2 2

Guide Price £500,000





LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.

ENTRANCE PORCH

With entrance door, storage cupboard, tiled floor, door to:

INNER HALLWAY

With stairs to the first floor, under stairs storage cupboard, doors to:

LOUNGE

With window to the front aspect, feature fireplace with stone hearth and surround with wooden mantle over, doors to kitchen/diner.

KITCHEN/DINER

With window to the rear aspect, range of matching eye and base level units, worktop with sink and drainer, space for oven with extractor hood over, tiled floor, doors to the garden, door to:

UTILITY/BOOT ROOM

With window to the side and rear aspect, integral storage cupboard, space for appliances including washing machine, tumble dryer, dishwasher, fridge and freezer, preparation counter, door to the garden.

STUDY/FAMILY ROOM

With window to the front and side aspect.

FIRST FLOOR

LANDING

With airing cupboard, doors to:

BEDROOM 1

With window to the front and side aspect, door to:

EN-SUITE BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, panelled bath with chrome mixer tap over and hand held shower head attachment, vanity unit with inset basin and chrome mixer tap over.

BEDROOM 2

With window to the rear aspect, integral wardrobe.

BEDROOM 3

With window to the front aspect, integral wardrobe.

BEDROOM 4/NURSERY

With window to the front aspect.

SHOWER ROOM

With window to the rear aspect, suite comprising low level wc with eco flush button, vanity unit with chrome tap over, corner shower with glass and chrome siding door.

OUTSIDE

The front boundary is retained by a mature hedgerow with an opening to the gravel driveway that leads to the entrance door. The front garden also features a well maintained lawn area and a selection of mature shrubs.

The secluded and tranquil fully enclosed rear garden enjoys a westerly aspect and is mostly laid to lawn with a patio seating area, well stocked beds with mature shrubs and trees, external lights, an outside tap, a large storage shed, well maintained hedgerows and gates side access.

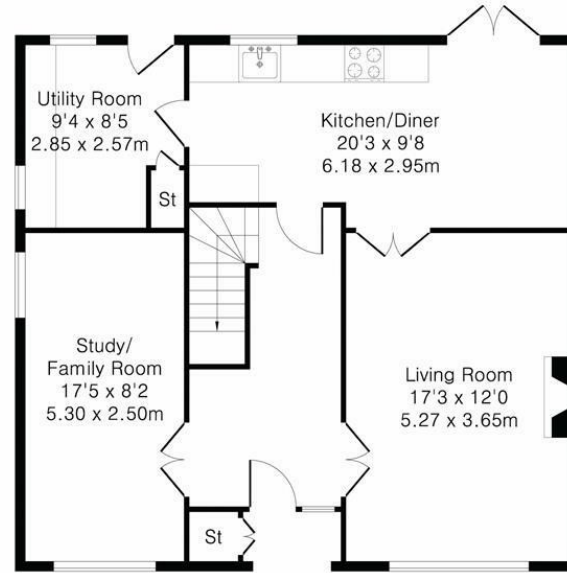




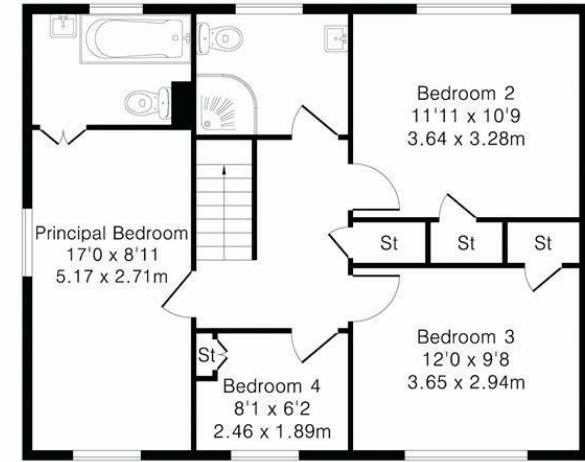
Approximate Gross Internal Area 1460 sq ft - 136 sq m

Ground Floor Area 791 sq ft – 74 sq m

First Floor Area 669 sq ft – 62 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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	
EU Directive 2002/91/EC	

Guide Price £500,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



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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