



Bartons Close, Balsham, CB21 4EA

**CHEFFINS**



## Bartons Close

Balsham,  
CB21 4EA

A substantial and most stylish, sympathetically improved and extended semi-detached house, occupying an outstanding position within a sought-after cul-de-sac in this most desirable south Cambridgeshire village with an excellent range of amenities being just a short walk away. The property also has the benefit of an attractive, enclosed rear garden and extensive courtyard-style off-street parking.

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**Guide Price £525,000**







## LOCATION

Balsham is conveniently located just 10 miles from the university city of Cambridge and provides an excellent range of local amenities including a primary school, post office/stores, delicatessen/coffee shop, two inns, fine church and recreation ground with children's' play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton, while for the commuter there is a train service to London via Whittlesford or Audley End. The nearest M11 motorway access points are located at Duxford (Junction 10) and Stumps Cross (Junction 9).

## FRONT ENTRANCE DOOR

with frosted glazed panels leading to:

## RECEPTION HALL

with tiled floor, vertical radiator/towel rail, large fitted cloaks/storage cupboard, further built-in cloaks/storage cupboard understairs, recessed storage area beneath staircase rising to first floor. Further contemporary style wall mounted radiator.

## PRINCIPAL RECEPTION ROOM

with feature open cast iron firegrate with pine surround and mantel over, recess to either side with fitted shelving, radiator, further radiator with decorative cover, fireplace style recess at the other end of the room with recess to side with fitted cupboards and storage/display shelves above, natural wood style flooring, sealed unit double glazed windows to front aspect.

## STUDY / BEDROOM 5

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

## OPEN PLAN KITCHEN / FAMILY / DINING ROOM

A stunning open plan living area with feature high semi-vaulted ceiling with two large double glazed Velux windows. Within the kitchen area there is a range of attractive and stylish contemporary style fitted units comprising an inset sink unit with mixer taps and extensive drawers beneath, integrated Bosch dishwasher, further base units comprising work surfaces with cupboards and drawers below, range of fitted wall storage cupboards, space for cooker with feature splashback behind, space for upright fridge/freezer and radiator and feature large sealed unit double glazed picture window to

rear overlooking the gardens and further sealed unit double glazed windows and full height French doors leading to the paved terrace and gardens.

## SHOWER ROOM

Comprising a walk-in shower cubicle with wall-mounted electric shower unit, vanity-style unit, with inset washbasin and cupboard below, part ceramic tiled walls and flooring, low-level WC, built-in cupboard, housing a recently replaced oil-fired boiler, utility area with fitted worktop with space and plumbing below for automatic washing machine, sealed unit double glazed window to rear aspect with frosted glass.

## ON THE FIRST FLOOR

## LANDING

with radiator, trap door to roof space.

## BEDROOM 1

with radiator, extensive range of fitted wardrobes, sealed unit double glazed windows to front aspect.

## BEDROOM 2

with radiator, a pair of fitted double wardrobes, natural wood floor, picture rail, sealed unit double glazed windows to front aspect.

## BEDROOM 3

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

## BEDROOM 4

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

## BATHROOM

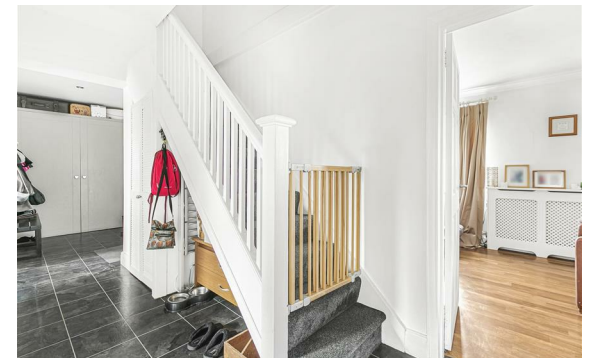
A spacious bathroom with a cast iron bath on

ball and claw feet, pedestal wash hand basin and low level w.c., tiled shower cubicle with sliding glazed doors and wall mounted Triton electric shower unit above, frosted sealed unit double glazed windows to rear aspect and feature window blinds, natural wood style flooring.

## OUTSIDE

To the front of the property there is an attractive landscaped garden with hedgerow, shrubs and trees around. To the side there is an extensive courtyard-style parking area, and paved pathway leading to front door. There is also a DETACHED TIMBER CONSTRUCTED STORE and to the rear of the store there is a further STUDIO/PLAYROOM/GYM with light and power, glazed windows overlooking the garden and door to rear.


The delightful enclosed rear garden is mainly laid to lawn with a variety of mature trees, shrubs and well stocked borders around. There is also a large paved terrace immediately adjacent to the house itself with a large feature metal Pergola above and former butler's sink with outside taps. There is a further raised paved terrace set into the rear garden with oil storage tank adjacent.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

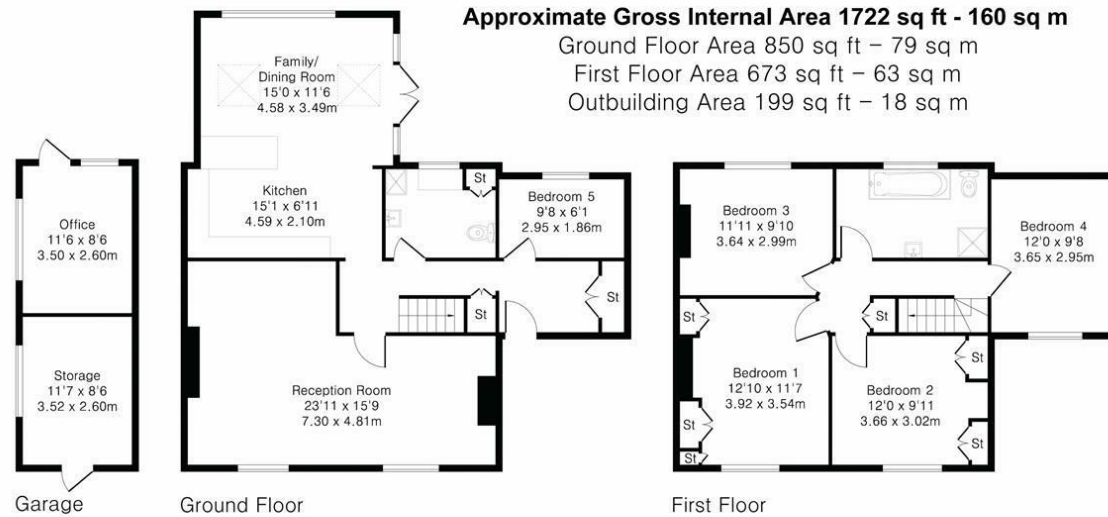
Guide Price £525,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – South Cambridgeshire











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.



**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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