



Priory Close, Ickleton, CB10 1TF

**CHEFFINS**



## Priory Close

Ickleton,  
CB10 1TF

- Sitting room with fireplace
- Kitchen and utility room
- Four bedrooms
- Family bathroom and shower room
- South facing garden
- Double garage
- Sought-after village
- No onward chain

An impressive four bedroom detached home residing in an idyllic village location with charming countryside views. The property has been modernised throughout and offers beautifully presented living accommodation. In addition, there is ample off-street parking, double garage and a south facing rear garden.

4 2 2

**Guide Price £570,000**





## LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. As well as many fine period properties and an historic Church, the village has a popular Inn and Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 11/2 miles away.



## GROUND FLOOR

### ENTRANCE PORCH

Entrance door, obscure double glazed window to the side aspect and obscure glazed door to:

### HALLWAY

Double glazed window to the front aspect, staircase rising to the first floor and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and central island, Hotpoint double oven, four ring induction hob with extractor hood over, sink unit, dishwasher and space for American style fridge freezer. Double glazed window to the side aspect and doors to adjoining rooms.

### UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, space and plumbing for washing machine and tumble dryer. Double glazed window to the side aspect and double glazed door providing access to the outside space.

### DINING ROOM

Double glazed window to the rear aspect and door returning to the hallway.

### SHOWER ROOM

Suite comprising ceramic wash basin with vanity cupboard beneath, low level WC, fully tiled shower enclosure and heated towel rail.

Obscure double glazed window to the rear aspect.

### SITTING ROOM

Double glazed window to the front aspect and double glazed sliding doors providing views and access to the rear garden. Feature fireplace with open fire.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect, access to the fully boarded loft space and doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the front aspect and fitted wardrobes.

### BEDROOM 2

Double glazed window to the front aspect and fitted wardrobes.

### BEDROOM 3

Double glazed window to the rear aspect and fitted wardrobes.

### BEDROOM 4

Double glazed window to the rear aspect and bespoke fitted shelving.

## BATHROOM

Suite comprising twin ceramic wash basins with vanity cupboard beneath, low level WC, panelled bath with shower over and heated towel rail. Obscure double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles and access to the double garage. There is gated side access to the rear garden which enjoys a southerly aspect with a paved terrace for al fresco entertaining and steps up to the lawn area and stunning open countryside views to the rear.

## DOUBLE GARAGE

A pair of up and over doors, double glazed window to the rear aspect and personal door to the garden. Power and lighting connected and useful eaves storage space.

## PLANNING PERMISSION

The property benefits from approved planning permission for conversion of the double garage to provide an extended utility, an additional reception room and store room. Full details are available on the South Cambridgeshire Planning website under reference 23/02976/HFUL.

## AGENT'S NOTE

Solar panels and a storage battery were installed at the property in March 2023. These are available to purchase by separate negotiation.

## MATERIAL INFORMATION

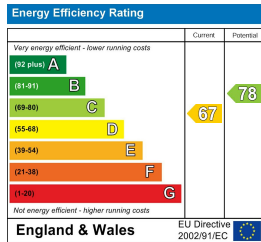
- Tenure - Freehold
- Council tax band - F

## VIEWINGS

By appointment through the Agents.







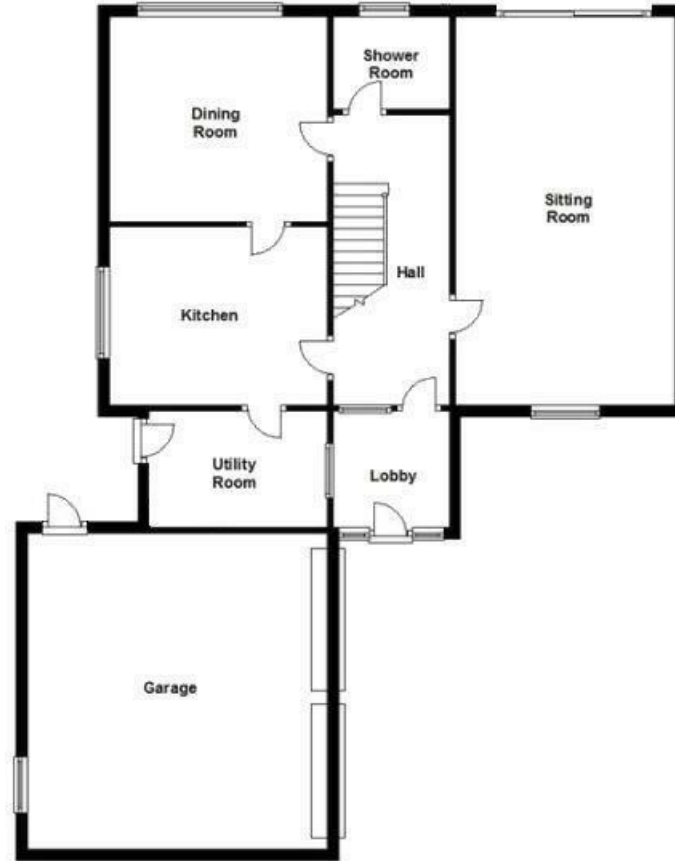
Guide Price £570,000

Tenure - Freehold

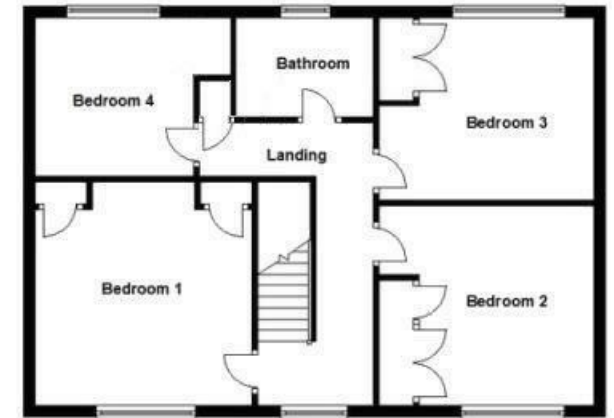
Council Tax Band - F

Local Authority - South Cambridgeshire

Ground Floor



First Floor



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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.