



Bakers Close, Comberton, CB23 7DJ

**CHEFFINS**

## Bakers Close

Comberton,  
CB23 7DJ

- Staggered terraced house
- Refurbished throughout
- Spacious living room
- Well-appointed kitchen/dining room
- Landscaped garden
- Garage & off-street parking

A most stylish and beautifully presented staggered terrace house in an outstanding and tranquil location overlooking a delightful open green in a popular and sought after residential development within this most desirable village. NO UPWARD CHAIN.

3 1 2

Guide Price £370,000





## LOCATION

Comberton is a sought after and well served village located approximately 6 miles west of Cambridge. The village offers an excellent range of amenities including a shop / post office, doctors surgery, dentist, public house, butchers, hairdresser, a recreation ground and schooling with a pre school, primary school and the highly regarded Comberton Village College offering secondary and sixth form education and health and leisure facilities to the local community. The village is also well placed for access to the M11 at Junction 12 and the A428.

## COVERED CANOPY AND FRONT ENTRANCE DOOR

### ENTRANCE HALL

with built-in storage cupboard understairs, staircase leading off to first floor, natural wood style flooring, radiator and door to:

### LIVING ROOM

with a feature decorative fireplace surround, wooden mantel and marble hearth, two sealed unit double glazed windows to front aspect with wonderful views over the front gardens and open green area, radiator.

### KITCHEN/BREAKFAST/DINING ROOM

A stylish refitted kitchen with range of attractive high quality units incorporating an inset sink unit with drainer to side and mixer taps, storage cupboards beneath and integrated AEG dishwasher, extensive base units comprising work surfaces with further cupboards beneath with carousel storage units and pull-out bins, extensive range of drawers and cupboards and a full height shelved larder unit with wine storage to side, integrated oven and 4 point Bosch induction hob above, feature ceramic tiled walls and a Bosch stainless steel extractor fan, wall storage cupboards, space and plumbing for automatic washing machine, space for upright fridge/freezer, fitted breakfast bar, radiator, natural wood style flooring and sealed unit double glazed windows to rear aspect and a pair of full height sealed unit double glazed doors leading to paved terrace and rear gardens.

## ON THE FIRST FLOOR

### LANDING

with built-in shelved storage cupboard, trap door to roof space.

### BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect with a wonderful vista over the open green area to front.

### BEDROOM 2

with radiator, sealed unit double glazed window to rear aspect overlooking the rear garden.

### BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect with views over the front gardens and open green area.

### BATHROOM

Refitted with a stylish white suite comprising bath with ceramic tiled walls around, glazed shower screen and shower unit with a large head shower and handheld shower, vanity style unit with inset wash hand basin and cupboards below and integrated low level w.c., vertical radiator/towel rail, sealed unit double glazed windows with frosted glass to rear aspect.

### OUTSIDE

Front gardens are laid to lawn with well stocked borders, hedgerow and shrubs to side, pathway leading to front entrance door.

To the rear of the property there is a delightful landscaped garden laid to lawn

with well stocked borders and shrubs to side, a large paved terrace and external light immediately to the rear of the property itself and in one corner there is an outside boiler for the oil fired central heating, further pathway leading to a recessed storage and bin area to the rear of the garages and oil storage tank. A feature of the garden is an attractive plum tree and a gated access leads from the garden to a rear courtyard style area providing parking and garages and immediately adjacent to the garden of this property there is a GARAGE with up and over door.

### AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - C
  - Property Type - Terraced house
  - Property Construction - Brick with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 834 sqft
  - Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Oil fired boiler with radiators
  - Broadband - Fibre to the Property available in area
  - Mobile Signal/Coverage - Good

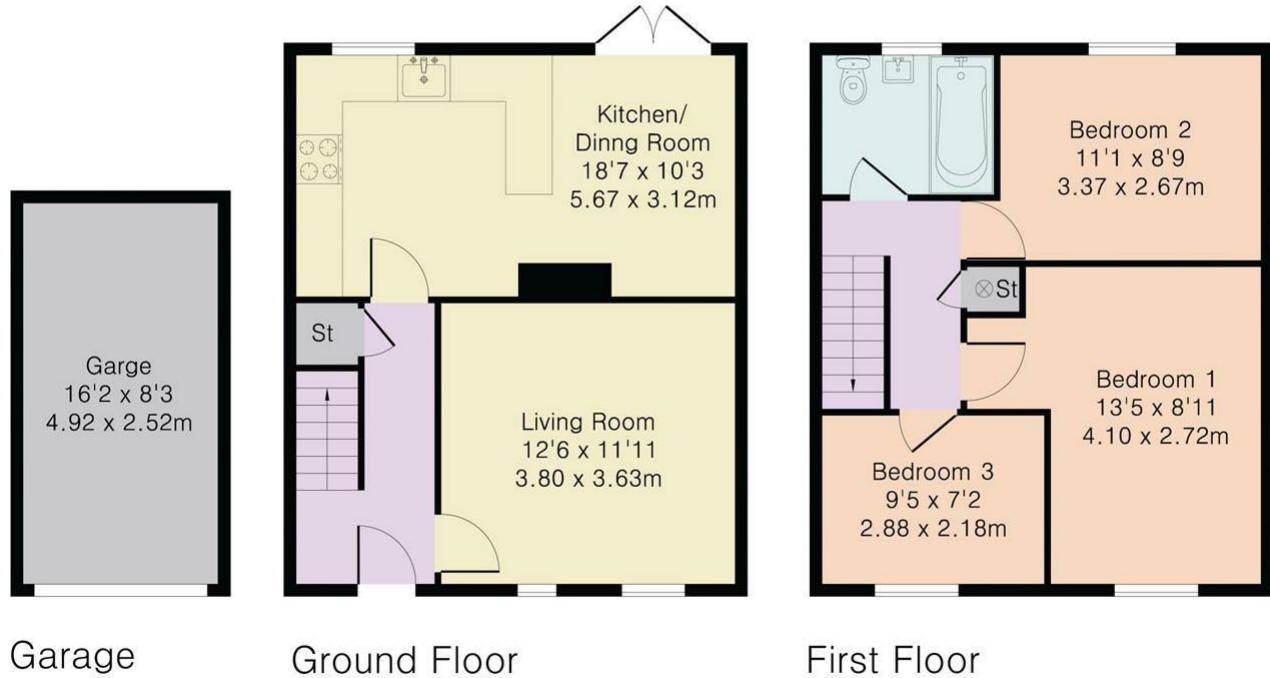
### VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area 834 sq ft – 78 sq m  
 Ground Floor Area 417 sq ft – 39 sq m  
 First Floor Area 417 sq ft – 39 sq m  
 Garge Area 133 sq ft – 12 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

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Council Tax Band - C

Local Authority - South Cambridgeshire



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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.