



Southfield, Ickleton, CB10 1TE



## Southfield

Ickleton,  
CB10 1TE

- Detached home
- 0.14 of an acre corner plot
- Three bedrooms
- Bathroom & Shower room
- Mature garden
- Driveway and garage

A detached house set in a tucked away location within a private cul de sac. The property enjoys well proportioned accommodation, together with a stunning private garden.

3 2 3

**Guide Price £600,000**





## 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 HALL

Obscure double glazed entrance door and staircase rising to the first floor.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, hob and built-in double oven, breakfast bar area, space for washing machine, tumble dryer and fridge freezer, wall-mounted gas fired boiler and obscure double glazed stable door providing access to the driveway.

### DINING ROOM

Wide double glazed window overlooking the garden and double glazed door providing access to the terrace and garden. Built-in understairs storage cupboard.

### SITTING ROOM

A dual aspect room with wide double glazed window to the side aspect and double glazed sliding patio doors with views through the conservatory to the garden. Open fireplace with stone surround.

### CONSERVATORY

Three quarter height double glazed windows and a pair of double glazed doors providing views and access to the garden. Decorative tiled flooring.

### STUDY

Double glazed window to the side aspect.

### CLOAKROOM

Comprising low level WC and wash basin.

## FIRST FLOOR

## LANDING

Double glazed window overlooking the garden and surroundings, access to the loft space and built-in airing cupboard.

### BEDROOM 1

A dual aspect room with double glazed windows providing a good degree of natural light. Built-in wardrobes.

### EN SUITE

Comprising panelled bath with shower over, WC with hidden cistern bidet, vanity wash basin and part-obscure double glazed window.

### BEDROOM 2

A dual aspect room with three double glazed windows providing a good degree of natural light. Built-in wardrobe.

### BEDROOM 3

A dual aspect room with pleasant views.

### SHOWER ROOM

Comprising walk-in shower enclosure, WC with hidden cistern, bidet, wash basin and double glazed window.

## OUTSIDE

The property is set in a tucked away, corner location within this attractive cul de sac. To the side of the property is a driveway providing off-street parking and access to the garage. The garden is a particular feature of the property with well stocked flower and shrub borders providing a wash of colour, together with mature trees and a terrace adjoining the rear of the property. In addition is a large timber shed.

## GARAGE

Electric roller shutter door, eaves storage space, window to the rear and obscure glazed personal door from the garden. Adjoining the garage is a useful store with glazed door from the garden providing scope for conversion to a garden studio.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(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

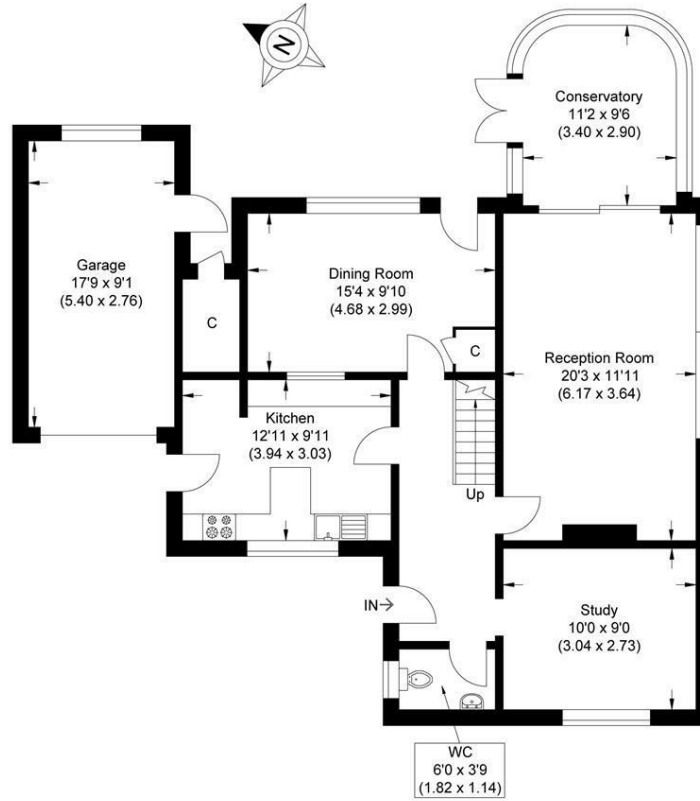
Guide Price £600,000

Tenure - Freehold

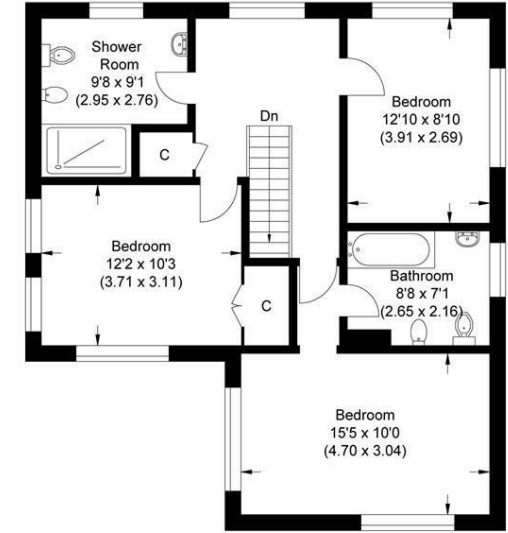
Council Tax Band - F

Local Authority - South Cambridgeshire

Approximate Gross Internal Area  
153.13 sq m / 1648.27 sq ft  
(Excludes Garage)  
Garage Area 14.90 sq m / 160.38 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.