



The Willows, Highfields Caldecote

EPC Rating 77

Guide Price £635,000

- 4 bedroom detached property
- Double garage with driveway
- Large wrap around garden
- Main bedroom with storage and en-suite
- 3 further double bedrooms
- EPC Rating 77C
- Kitchen with integrated appliance
- Private cul-de-sac location
- South Cambridgeshire District Council Tax band F
- Great transport links to the M11 and A14



THE WILLOWS, CALDECOTE. Offered to market is this spacious, four bedroom detached house. Set in a cul-de-sac location, this well maintained property would make a great family home. Internally the property comprises of living room, dining room, kitchen, utility room, main bedroom with en-suite, access to balcony and storage, three further double bedrooms and bathroom. The outside of the property boasts a large wrap around garden, double garage and generous further parking.

ENTRANCE HALL With under stair storage cupboard, LVT flooring and recessed lighting.

KITCHEN 15' 1" x 12' 2" (4.6m x 3.71m) Spacious, fitted kitchen, comprising of a range of white base and wall units under a grey worktop, with stainless steel sink. Integrated appliances include double oven, gas hob, extractor and under counter fridge and freezer. With patio doors leading to rear garden, LVT flooring, recessed lighting and windows to side and rear.

UTILITY ROOM 12' 2" x 4' 11" (3.71m x 1.5m) Comprising a range of white base and wall units under grey countertop, stainless steel sink unit and space and plumbing for washing machine and tumble dryer. With LVT flooring, recessed lighting and window to front.

DINING ROOM 10' 9" x 9' 7" (3.28m x 2.92m) With patio doors leading to rear garden, carpet flooring and a range of recessed and wall lighting.

LIVING ROOM 23' 2" x 12' 4" (7.06m x 3.76m) With patio doors leading to rear garden, LVT flooring, recessed lighting and window to front.

CLOAKROOM Two piece suite comprising wall mounted basin and W/C. With tiled flooring, recessed lighting and window to front.

FIRST FLOOR LANDING Galleried landing with full size airing cupboard, access to loft, carpet flooring recessed lighting and windows to front.

BEDROOM ONE 12' 0" x 11' 1" (3.66m x 3.38m)
Double bedroom with doors leading to balcony, fitted wardrobes, carpet flooring and recessed lighting.

ENSUITE Three piece suite comprising double shower enclosure, wall mounted basin and W/C. With heated towel rail, shaver socket, tiled flooring, recessed lighting and window to rear.

BEDROOM TWO 12' 4" x 11' 8" (3.76m x 3.56m)
Double bedroom with carpet flooring, recessed lighting and windows to front and side.

BEDROOM THREE 10' 10" x 11' 1" (3.3m x 3.38m)
Double bedroom with carpet flooring, recessed lighting and window to rear.

BEDROOM FOUR 12' 3" x 6' 10" (3.73m x 2.08m)
Double bedroom with carpet flooring, recessed lighting and window to front.

BATHROOM Four piece suite comprising bathtub with shower over, wall mounted basin and W/C. With heated towel rail, shaver socket, tiled flooring, recessed lighting and window to rear.

OUTSIDE To the front of the property there is a small gravelled area, with landscaped shrub border and large driveway with generous parking. At the side, a double garage with gate leading to large wrap around garden, with patio area suitable for garden furniture and landscaped shrub border.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements