



Bush & Co.



## 13a Bartons Close, Balsham, Cambridge, CB21 4EA

Offers Around £495,000 Freehold



Balsham is a popular village located around 10 miles south east of Cambridge and approx 10 miles from Newmarket. There is a thriving community with active leisure and sporting activities as well as a post office and store, coffee shop and two public houses. There is primary and nursery schooling within the village itself and secondary schooling is provided at the nearby and well regarded Linton Village College.

This detached three storey house has around 1753 sq ft of flexible accommodation and has recently been completed so is available with the advantage of no upward chain. The property is particularly energy efficient with an EPC rating of band B which is helped by solar PV panels and under floor heating.

The spacious entrance hall has a useful under stairs cupboard with plumbing for washing machine and there is a cloakroom with two piece suite. The large sitting room has a window to front and recessed spotlighting. The particularly large kitchen/dining/family room has a roof lantern and bi-fold doors to the garden. The stylish kitchen area is comprehensively fitted with a range of wall and base units and timber work surfaces and integrated appliances including electric oven and hob with extractor canopy over and dishwasher. There is space for an American style fridge/freezer as well as tiled flooring and recessed spotlighting.

The first floor landing has a window to front and stairs to the second floor. There is a generous double bedroom at the back with a dual access room adjacent which could serve as an independent fourth bedroom, nursery or dressing room. A further double bedroom sits at the front and there is a stylish four piece family bathroom with marble effect tiling on this floor.

The entire second floor comprises the principal bedroom suite with a large bedroom area, dressing room and superb four piece bathroom.

Outside - The frontage provides off street driveway parking for two cars with a shared side passageway and gated access to the rear garden.

The enclosed rear garden has paved and lawned areas as well as a garden studio room and storage shed housing the oil tank.



## Exceptional service in Cambridge and the surrounding villages

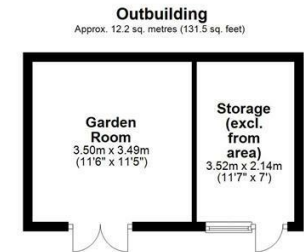
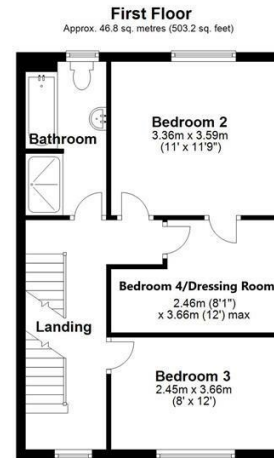
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Total area: approx. 162.8 sq. metres (1752.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings -

Viewing - By Appointment

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