



6 Finchs Field, Little Eversden, Cambridge, CB23 1HG
Guide Price £595,000 Freehold



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AN EXTENDED, SEMI-DETACHED SINGLE-STOREY RESIDENCE OFFERING GENEROUSLY PROPORTIONED AND FLEXIBLE ACCOMMODATION, SET WITHIN A LARGE, MATURE GARDEN WITH VIEWS OVER FIELDS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bed semi-detached single storey residence
- 2 bathrooms, 2 reception rooms
- Built in 1970 and completely refurbished, extended and modernised in 2010
- Off-road parking and garage
- EPC - C / 73
- 1625 sqft /151 sqm
- 0.18 acres
- Electric central heating to underfloor. Solar panels
- Panoramic views over fields to the rear
- Council Tax Band - D

The property occupies a tranquil cul-de-sac position backing onto fields and overlooking a pleasant green area. In recent times, the property has been extended, almost doubling its original footprint and now measures 1625 sqft. It should be noted that throughout the property the door frames and corridors are of generous proportions providing good accessibility.

The accommodation comprises a generous, welcoming reception hall with a side lobby off which are two large, double bedrooms and a shower room. The kitchen is generously proportioned and fitted with attractive cabinetry, complimented by Corian worksurfaces with an inset single sink unit with double drainer, four-ring ceramic hob, double oven, extractor and an integrated fridge-freezer. Just off is a handy utility room with a door to the garden and space for the usual white goods. There are two large reception rooms including a vaulted ceilinged sitting room with an open fireplace and a bay-windowed dining room with a wood burning stove. Off the inner hallway, there are two further double bedrooms and a wet room.

Outside, the driveway provides parking for at least three cars and leads to the garage with up-and-over door, power and light connected. Gated access to the side leads to the side and rear garden, both laid predominantly to lawn with well-stocked flower and shrub borders and beds, a wide and varied selection of trees and bushes, a small wildlife meadow, fishpond, a generous paved patio ideal for alfresco dining with views over fields.

Location

Little Eversden is located about 7 miles to the south-west of Cambridge, surrounded by undulating countryside. There is easy access to the M11 at Junction 12 to the north-east and to the fast rail service to London King's Cross from Royston mainline station, approximately 10 miles to the south. Village facilities include a doctor's surgery, and a local pub/restaurant. The nearby village of Comberton has primary schooling and a highly regarded village college and sixth form.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. There is electric heating and hot water with solar panels. Please note that the solar panels are owned outright and benefit from a feed-in tariff.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

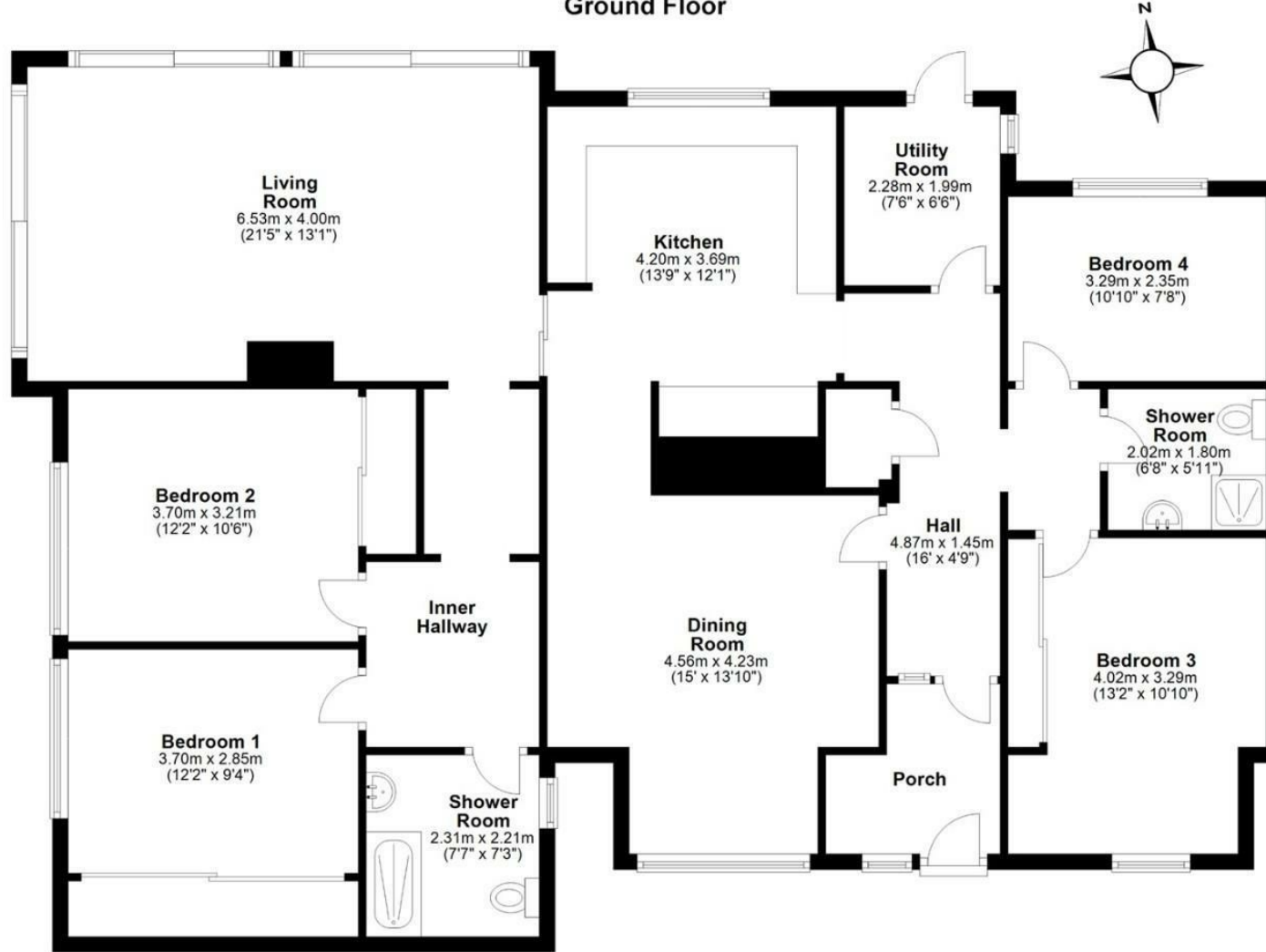
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor



Approx. gross internal floor area 151 sqm (1625 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



