



1 Whiskins, Whittlesford, Cambridge, CB22 4UG
Guide Price £495,000 Freehold



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A MODERN DETACHED SINGLE STOREY RESIDENCE, WELL PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE, WALLED GARDENS AND ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Detached bungalow
- 3 bed, 1 bath, 1 recept
- Constructed in 1996
- Off road parking and garage
- Council tax band - E
- 650 Sqft / 60 Sqm
- 0.07 acres
- Gas fired central heating to radiators
- EPC - D / 62

The property enjoys a peaceful cul-de-sac position shared with just seven other similar properties and a short walk from the village centre. The property was constructed in the mid 1990's to deceptively spacious and well planned design with the added benefit of off road parking and detached garage. The accommodation comprises a welcoming reception hall with airing cupboard housing a hot water cylinder and linen shelving.

There are three bedrooms although due to the property's versatility, one of these bedrooms could easily be utilised as an office or an additional reception room. There is a re-fitted luxury shower room comprising a closed coupled WC, wall mounted wash hand basin, walk in shower with attractive wall tiles and karndeian flooring plus a heated towel rail.

The sitting room boasts French doors to the garden and the kitchen has been refitted with attractive cabinetry, ample fitted work surfaces with inset single sink unit, drainer, four ring ceramic hob, oven, extractor, space for fridge/freezer, washing machine plus a wall mounted gas fired central heating boiler and karndeian flooring. Outside, the front, side and rear gardens are all laid to lawn with well stocked flower and shrub borders and beds, paved patio and all is enclosed by walling and enjoys good levels of privacy with gated access through to the driveway and garage with up and over door, power and light connected and personal door back to the rear garden.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

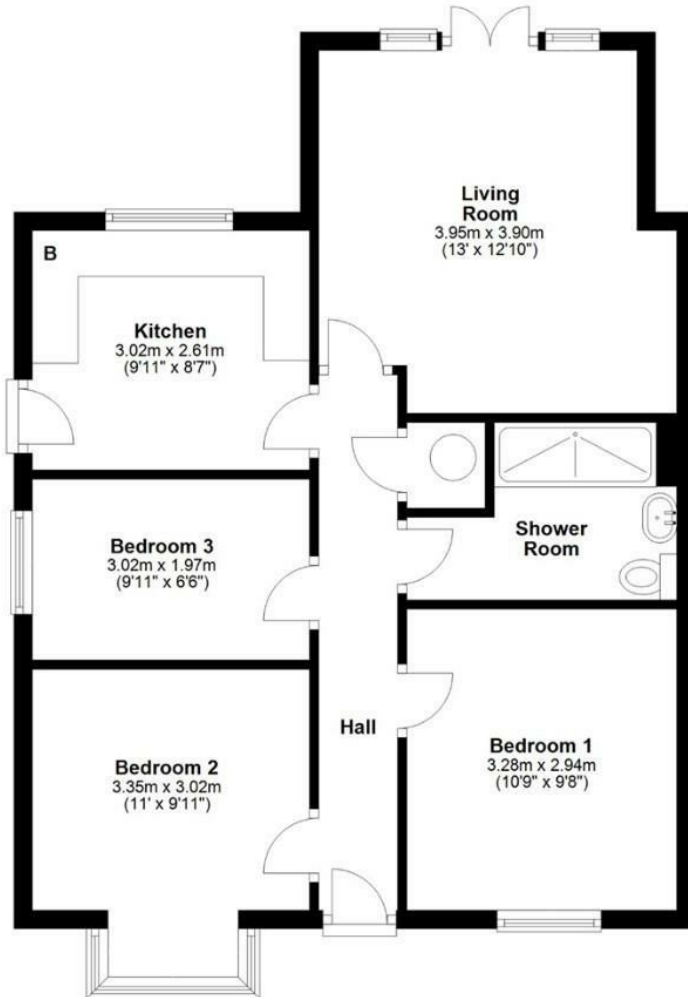
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

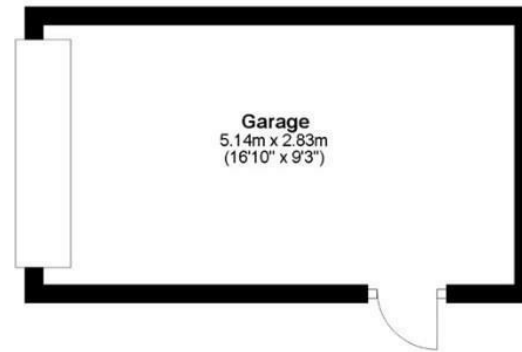
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



Garage



Approx. gross internal floor area
60 sqm (650 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

