



5 Moss Drive, Haslingfield, CB23 1JB
Guide Price £675,000 Freehold



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**A BEAUTIFUL, DETACHED FAMILY RESIDENCE, BOASTING BRIGHT AND SPACIOUS
ACCOMMODATION SET WITHIN MATURE GARDENS, LOCATED WITHIN THIS
HIGHLY SOUGHT AFTER VILLAGE.**

- Detached house
- 4 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - D / 68
- 1335 Sqft / 124 Sqm
- Constructed in the 1970's
- Off road parking and double garage
- Council tax band - D

5 Moss Drive occupies a pleasant corner position, the property has been carefully renovated and improved in recent years by the current owner, offering spacious accommodation over two levels extending to circa 1335 Sqft, while offering scope for further improvement or expansion subject to the relevant consents.

The ground floor accommodation comprises of a welcoming entrance hall, with stairs leading to the first floor, w/c, kitchen/breakfast room, two reception rooms. The living room is bright and airy, with large sliding doors leading to the south facing garden, the room also benefits from a feature fireplace with gas fire installed, this rooms extends in the dining room, as the owner has opened the space up between both rooms. The Kitchen boasts a range of modern base and eye level units, a range of AEG integrated appliances to include, induction hob, overhead extractor, dishwasher and fridge freezer.

On the first floor, there are four good size bedrooms, two with fitted wardrobes, and two modern bathrooms, one being en-suite to the principal bedroom.

Outside you have a private garden, enclosed by brick and fencing, with side access out to Moss Drive, the garden is laid to lawn, bordered by a variety of shrubs and bushes and limestone patio area. To the front you have off road parking for multiple vehicles and the added benefit of a double garage.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

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

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.

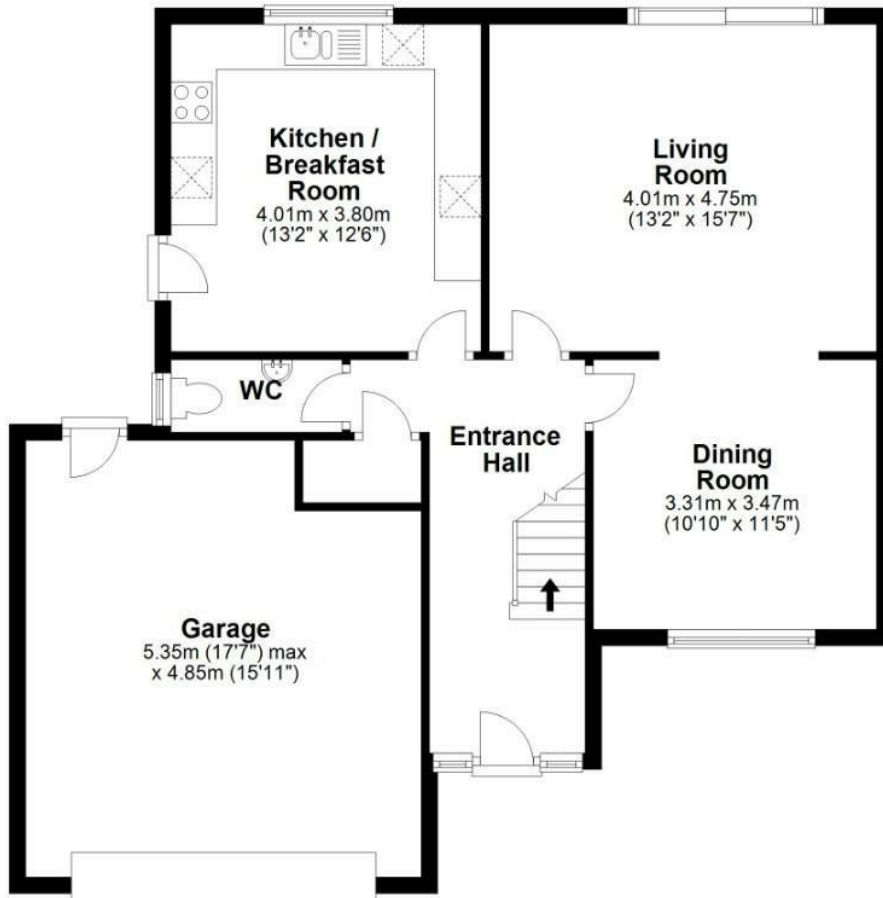
Viewing

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



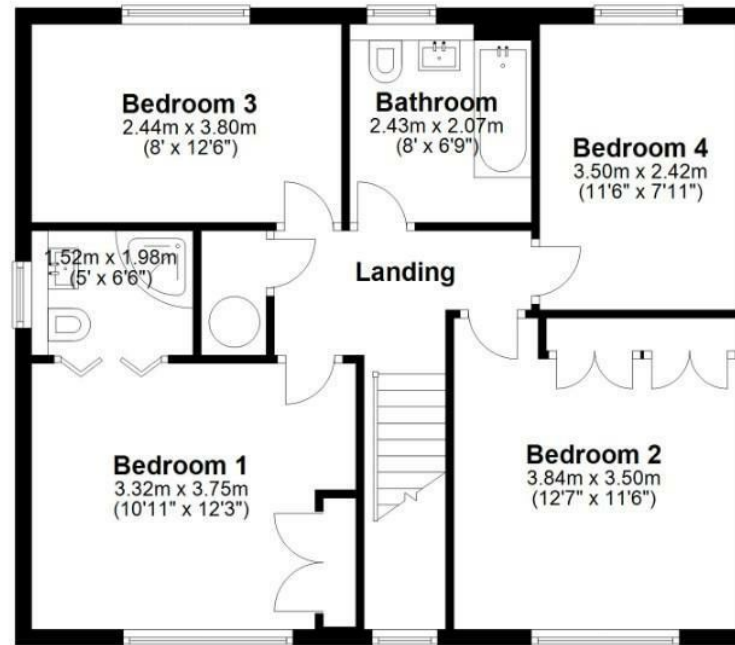
Ground Floor

Main area: approx. 60.7 sq. metres (653.4 sq. feet)
Plus garages, approx. 24.6 sq. metres (264.9 sq. feet)



First Floor

Approx. 63.4 sq. metres (683.0 sq. feet)



Main area: Approx. 124.2 sq. metres (1336.4 sq. feet)
Plus garages, approx. 24.6 sq. metres (264.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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

