



19a Church Close, Whittlesford, Cambridge, CB22 4NY
Guide Price £650,000 Freehold



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AN EXTENDED DETACHED SINGLE STOREY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH AMPLE PARKING, PRIVATE GARDEN AND ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom detached bungalow
- Sitting room and conservatory
- 0.08 acres
- Ample parking for three to four cars
- Council tax band - E
- Refitted kitchen and utility room
- 1150 Sqft / 107 Sqm
- Gas fired central heating to radiators
- EPC - D/63
- Chain free

The property occupies a wonderful position tucked away at the end of a quiet cul-de-sac and just a shoer walk from the village centre, primary school and the main line train station. The current owners have transformed the property with a programme of reconfiguration and improvement with beautifully presented accommodation throughout.

The accommodation comprises a welcoming reception hall with wood effect flooring and a fitted coat cupboard, dual aspect sitting room with feature electric fire. This opens to a conservatory which in turn has French doors out to the garden. The kitchen has been re-fitted with attractive modern cabinetry, solid wood work surfaces with inset single sink unit with mixer tap and drainer, a Neff induction hob, oven and extractor and a Bosch integrated dishwasher plus space for a fridge/freezer. Just off the side lobby is a handy utility room with matching cabinetry and accommodating the usual white goods. There is an alarm installed at the property.

There are three double bedrooms with an ensuite shower room to the master bedroom and a family bathroom.

Outside the property is screened by walling and hedging and a block paved driveway provides parking for three to four cars. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a paved patio and all is enclosed by new fencing.

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





Approx. gross internal floor area 107 sqm (1150 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

