



47 West End, Whittlesford, Cambridge, CB22 4LX
Guide Price £600,000 Freehold



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A MODERN, SEMI-DETACHED FAMILY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION ENJOYING A FINE NON-ESTATE POSITION WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Modern, 4 bedroom semi-detached house
- Fabulous open-plan kitchen/ dining/ family room
- Sitting room with feature fireplace
- 2 luxury bathrooms / shower rooms
- Off-road parking and garage
- Enclosed private rear garden

The property occupies a pleasant non-estate position just a short walk from the village centre, mainline train station and highly thought of village primary school. The current owners have vastly improved the property with a programme of expansion and refurbishment, resulting in beautifully presented accommodation. The property further benefits from ample off-road parking, garage and an enclosed rear garden.

The accommodation comprises a large welcoming reception hall with stairs to the first floor accommodation with fitted storage cupboards under and a shower room just off. The dual aspect sitting room boasts a contemporary raised, open fireplace plus bespoke fitted storage cupboards, shelving and television recess. The open plan kitchen / dining / family room is a wonderful family space with vaulted ceiling incorporating rooflights and bifold doors bathing this space in natural light. The kitchen area is fitted with attractive contemporary cabinetry including deep pan drawers and pull out larders, complemented by Silestone worksurfaces with breakfast bar with an inset one and a half sink unit with a mixer tap and bevelled drainer. There is space for a range-style cooker with an extractor hood over, an American-style fridge-freezer and an integrated dishwasher. There is space for a washing machine, tumble dryer and housing a gas-fired central heating boiler.

Upstairs off the galleried landing are four double bedrooms and a luxury family bathroom with both a bathtub and a shower cubicle.

Outside is a gravelled driveway providing parking for two to three cars plus, there is additional parking to the rear of the back garden with double gates leading to a garage with an up-and-over door, power and light connected and a mechanic's pit. Gated access leads to the rear garden, which is mainly laid to lawn with raised flower and shrub borders and beds, a generous paved patio and all is enclosed by 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. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

All mains services connected.

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

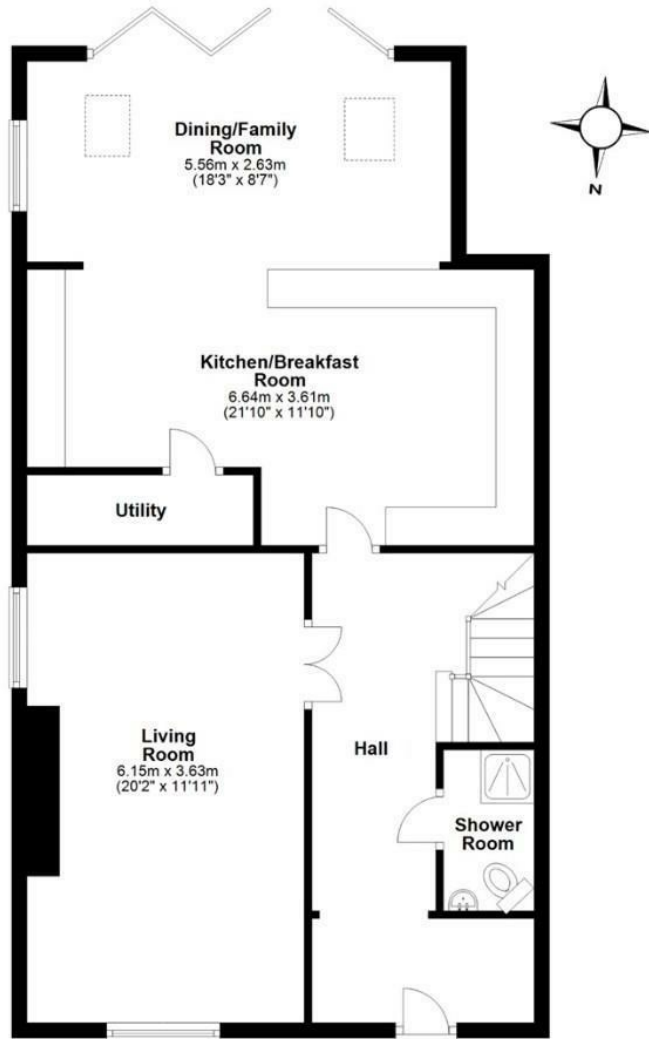
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Agents Note

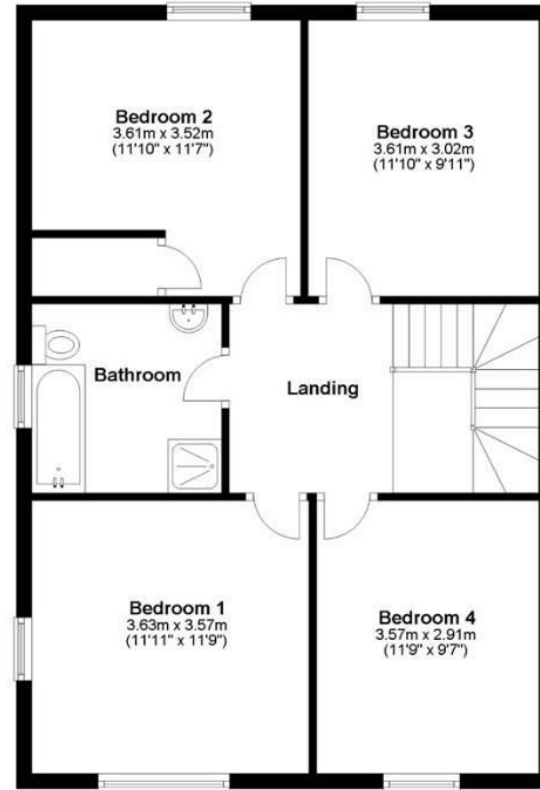
The double garage to the rear of the garden is shared with the neighbouring property. Number 47 owns the left hand side section, a title plan can be supplied for clarity if required.



Ground Floor



First Floor



Approx. gross internal floor area 146 sqm (1575 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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.

