



1 The Moraine, Whittlesford, Cambridge, CB22 4AH  
Guide Price £500,000 Freehold



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**A CONTEMPORARY AND STYLISH SEMI-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, ENJOYING A PLEASANT CUL-DE-SAC POSITION CONVENIENTLY LOCATED FOR THE MAIN LINE TRAIN STATION WITHIN THIS POPULAR VILLAGE.**

- Semi-detached house - chain free
- 3 beds, 2 baths, 2 recepts
- Built in 2010
- Driveway parking for two vehicles
- Council tax band - D
- 1100 Sqft / 102 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC - C / 79
- Sought - after village location

The property was constructed in 2010 by award winning Hill Residential and makes up part of this most attractive and peaceful cul-de-sac with the main line train station just a short walk away. The property offers beautifully presented and spacious accommodation arranged over two floors with off road parking and a landscaped rear garden.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, deep storage cupboard under, karndeian flooring and a cloakroom/WC just off. The kitchen/dining room is fitted with attractive contemporary cabinetry, ample fitted work surfaces with inset one and a half sink unit, mixer tap and drainer and a range of integral appliances which include a four ring ceramic hob, oven, extractor, dishwasher, washing machine plus space for a fridge/freezer. The dining area opens to a generous sitting room with a largely glazed rear elevation incorporating French doors out to the garden and karndeian flooring.

Upstairs off the half galleried landing, are three good sized bedrooms, an en-suite shower room to the master bedroom and a family bathroom.

Outside, a driveway provides parking for at least two vehicles. Gated access leads to the rear garden which is predominately laid to lawn with a paved and decked patio, flower and shrub borders 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 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 - D

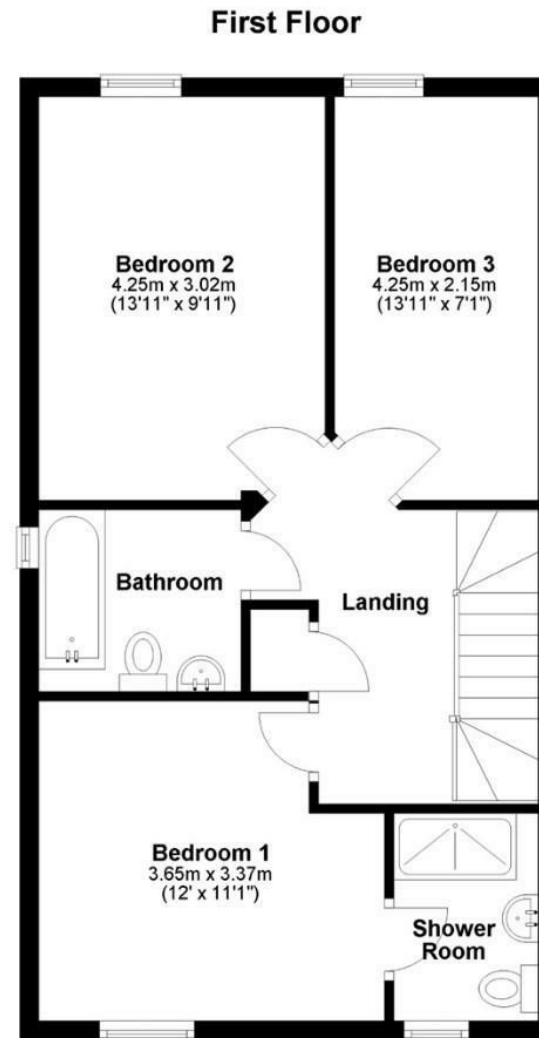
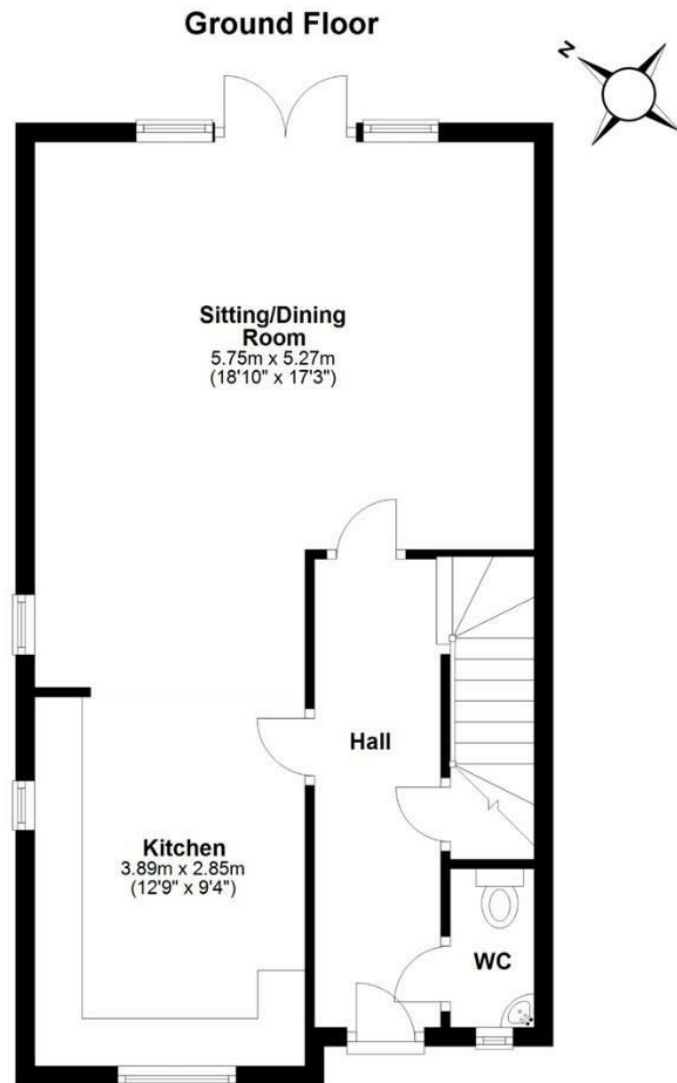
#### **Fixtures and Fittings**

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





Approx. gross internal floor area 102 sqm (1100 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



