



10 Hattons Road, Longstanton, Cambridge, CB24 3DN
Guide Price £525,000 Freehold



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A STUNNING FOUR BEDROOM DETACHED HOME LOCATED IN THE WELL-REGARDED VILLAGE OF LONGSTANTON AND AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.

- Detached home
- 4 beds, 2 baths, 3 recepts
- Constructed in the 1970s
- Gas fired central heating
- Council Tax Band - D
- 1703 Sqft / 158 Sqm
- 0.13 acres
- Driveway parking
- EPC – C / 63

Having been extended by the current owners, this four-bedroom family home measures approximately 1703 Sqft / 158 Sqm and provides generous living accommodation over two floors. To the ground floor the property comprises of an entrance hallway, two reception rooms including bi-folding doors off the large 'L' shaped living room/dining room and opening onto the garden, a generous kitchen breakfast room, a separate utility room and a separate WC. The kitchen has been recently replaced and includes a central kitchen island/breakfast bar, tiled flooring, granite work surface, space for a range style oven and ample workspace throughout.

To the first floor is a spectacular master bedroom suite which includes an enviable fully tiled en-suite bathroom with a walk-in shower, a separate bath, and a large walk in dressing area. Completing the first floor are three further bedrooms with built in wardrobes to bedrooms two and three and a family bathroom suite benefitting from a walk-in shower and a bath.

Externally – To the front of the property is a gravel laid driveway which provides off road parking for several vehicles, gated access is available to each side of the property and provides access into the rear garden. The landscaped rear garden is fully enclosed, has a decking area accessible directly off the living/dining room and kitchen, has a paved patio area with a water feature, raised beds and two lawn areas. To the far corner of the property is a further paved area with a raised flower bed which doubles up as seating and a firepit.

Agents note - Flash floods in 2001 and 2014 flooded the property. Since those two incidents, balancing ponds have been built further along Hattons Road (towards Barhill) to control water level in the stream (remove surges) and the water level has been fully controlled since.

Location

Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-Op Convenience Store, Public House, two Medieval Churches, Primary School, Longstanton Dental Practice, Veterinary Practice and superb recreational facilities including Longstanton Sports & Social Club. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

Tenure

Freehold

Services

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

Statutory Authorities

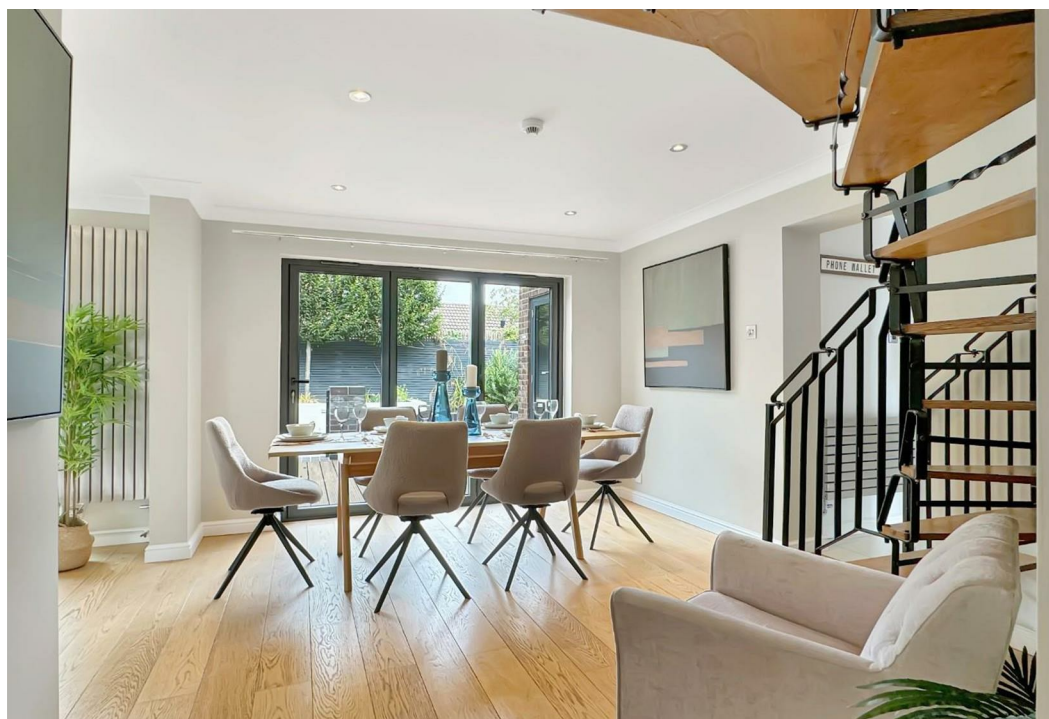
South Cambridgeshire District Council.
Council tax band - D

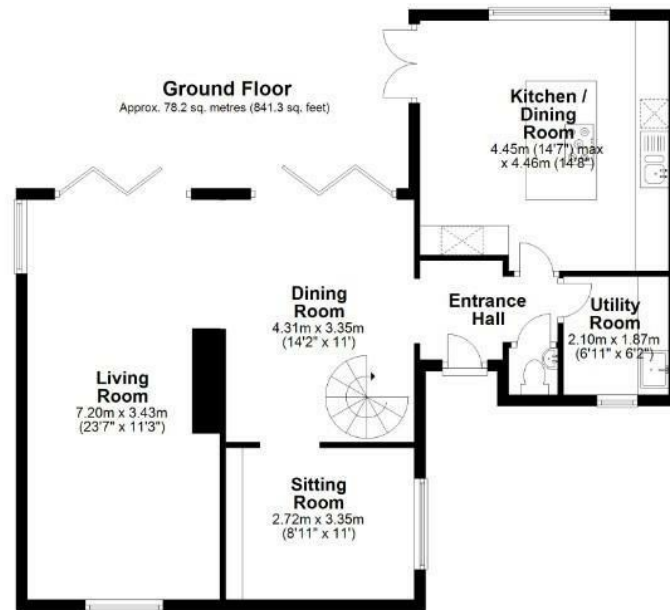
Fixtures and Fittings

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.





Total area: approx. 158.2 sq. metres (1703.1 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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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.

