



Woodfield Road, Highfields Caldecote Cambridge
£550,000 Freehold

**Sharman
Quinney**

Key Features



- En-Suite to Master
- 21ft Kitchen/Diner
- Built in 2019
- Separate Utility Room
- Generous Enclosed Garden

Highfields Caldecote is located about 6 miles west of Cambridge and is well served by a primary school, social club, village hall and green recreational spaces. There is also a hairdressers, petrol filling station and shop to the edge of the village with Cambridge Country Club and Meridian Golf Club in neighbouring Bourn and Toft. The village also has a cricket team and various football teams for all age groups.

Ground Floor
Entrance Hall
Leading to;

Lounge - 5.19m x 3.07m (17.03" x 10.09")
Ethernet and Coaxial points with Window to Front.

Downstairs WC



Two-piece suite with Wash Hand Basin, low-level WC and window to side.

Utility - 1.83m x 1.25m (6.01" x 4.11")
Fitted with base units, plumbing for a Washing Machine and Door to Driveway.

Kitchen/Diner - 6.09m Max x 6.40m Max (20.00" Max x 21.02" Max)
Spacious Open Plan Kitchen/Diner with built-in appliances and French Doors leading to the garden.

First Floor

Master Bedroom - 3.05m x 3.68m plus wardrobe (10.03" x 12.08" plus wardrobe)
Double built-in Wardrobe with Window to Rear.

En-Suite
Three-Piece suite fitted with Shower, wash hand basin and low-level WC.

Bedroom 2 - 3.08m x 2.74m plus wardrobe (10.11" x 9.00" plus wardrobe)
Built-in Wardrobe with Window to Front.

Bedroom 3 - 3.07m Max x 2.44m (10.09" Max x 8.02")
Window to front.

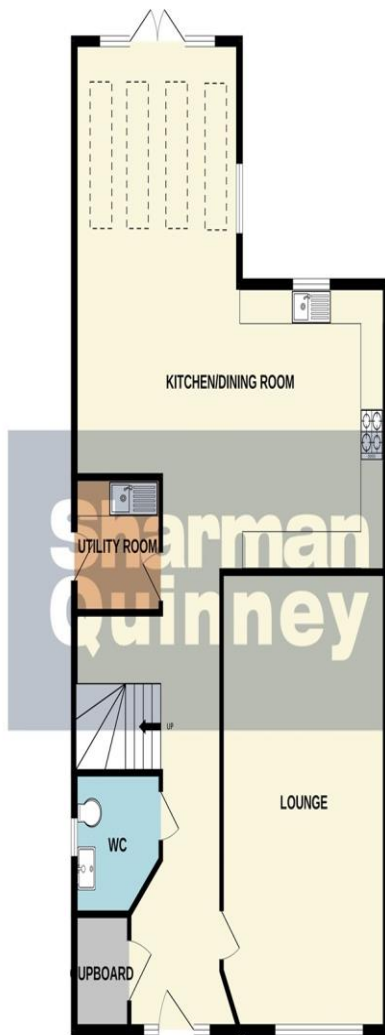
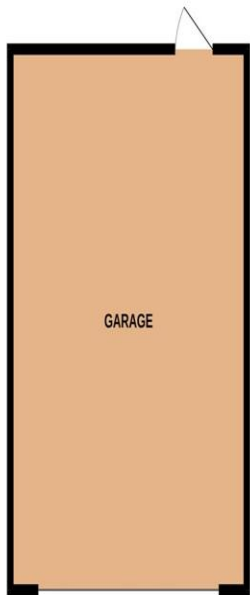
Bedroom 4 - 2.76m x 2.45m (9.07" x 8.06")
Window to Rear.



GARAGE

GROUND FLOOR

1ST FLOOR



Family Bathroom - 1.85m x 1.83m (6.08" x 6.02")
Fitted with three-piece suite with bath and overhead shower, wash hand basin, WC and window to side.

Outside

The private rear garden has a patio area accessed via French doors leading from the kitchen/diner and wraps around the side of the property. Driveway and single garage to front.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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