



West Drive, Highfields Caldecote Cambridge
£375,000 **Freehold**

**Sharman
Quinney**

Key Features



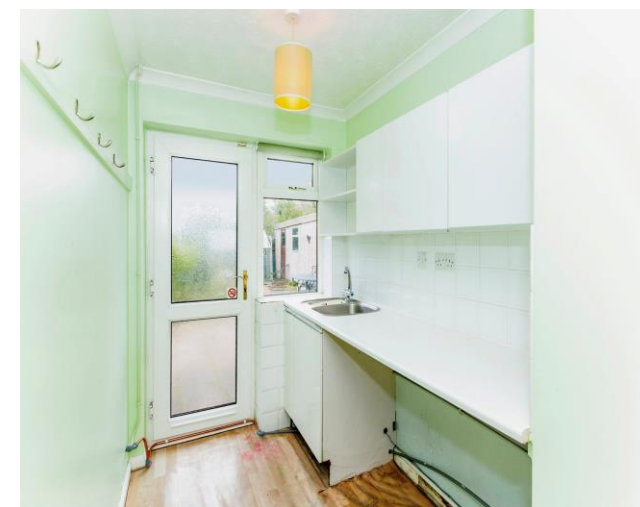
- Driveway with Parking for Multiple Vehicles
- No Chain
- Spacious 18" Lounge
- Private Rear Enclosed Garden
- Quiet Village Location

Highfields Caldecote offers a social club, Parish Church, Primary School and is within the catchment area for the highly regarded Comberton Village College. Cambridge is some 7 miles distant while the access to the M11 is 4 miles away. Train links to London are available at Royston and St Neots in addition to Cambridge railway station. Further shopping facilities are located in the neighbouring villages of Cambourne, Bourn, Hardwick and Comberton plus there is a regular local bus service into Cambridge City Centre.

Ground Floor

Entrance Hall
Leading to;

Lounge - 18.17" x 17.57" (5.91m x 6.62m)



Featured fireplace with window to front.

Kitchen/Diner - 15.01" x 11.57" (4.59m x 4.80m)
Fitted with a matching range of base and eye level units with window to rear.

Utility Room - 5.56" x 9.94" (2.94m x 5.13m)
Door to garden.

Cloakroom
Accessible from the utility with low-level-WC.

Master Bedroom - 12.17" x 13.28" (4.08m x 4.67m)
Full width Built-In wardrobes with window to rear.

Bedroom 2 - 12.77" x 10.96" (5.61m x 5.48m)
Window to side.

Family Bathroom - 8.43" x 10.29" (3.53m x 3.78m)
Fitted with a four-piece suite comprising of shower cubicle, bath, wash hand basin, low-level-WC and window to side.

Bedroom 3 - 9.63" x 10.09" (4.34m x 3.27m)
Window to front.

Outside
Accessible from the Utility Room, the private rear enclosed garden offers a generous seated patio area with side gate to the driveway. The large driveway follows alongside the property to enable





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

parking for multiple cars. The bottom of the driveway offers a Single Garage.


Agents Note: 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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