



Kings Grove, Barton, Cambridge
CB23 7AZ

Pocock + Shaw

14 Kings Grove
Barton
Cambridge
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A three bedroom semi-detached property enjoying an excellent location within this popular village just to the west of the city.

- Semi-detached house
- Three first floor bedrooms
- Open plan living space
- Very popular village location
- Large garden with views to farmland
- Comberton VC catchment area
- Rewired in 2016
- Convenient for Cambridge City Centre and the M11

Guide Price £500,000



Barton is a lovely village enjoying a peaceful country setting surrounded by miles of rolling countryside, yet just 3 miles south west of Cambridge. All usual facilities are readily available in this popular village, including two pubs, over a dozen independent shops at Burwash Manor, local post office and store, an excellent local primary school and the notable Comberton Village College is within cycling distance. The village is handy for access to the M11 - Junction 12 and nearby Cambridge mainline station provides fast transport to London Kings Cross and Liverpool Street. Stansted Airport is a short drive away.

GROUND FLOOR

STORM PORCH with tiled flooring, lighting and part glazed upvc front door leading to the

ENTRANCE HALL with two windows to side, stairs to first floor, wall mounted Creda electric storage heater, door to kitchen and door with fluted glass, full length side panels to living room (see later), door to

CLOAKROOM with window to side, WC, wash handbasin with tiled splashbacks, extractor fan, coat hooks.

KITCHEN 11'2" x 8'10" (3.40 m x 2.70 m) with doorway to side porch, window to rear with lovely views to rear garden, recessed ceiling spotlights, good range of built in fitted wall and base units with roll top work surfaces, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, built in electric hob with extractor hood over, built in Hotpoint eye level electric double oven, space and plumbing for washing machine, space for fridge, ceramic tiled flooring.

REAR PORCH with built in cupboard with electric meter and consumer unit, ceramic tiled flooring, part glazed upvc door to side of property.

LIVING ROOM 13'1" x 14'1" (4.00 m x 4.43 m) with large window to front with views to rear garden, wall mounted electric storage heater, exposed brick to chimney breast with stone fireplace and hearth, inset electric fireplace with marble surround.

DINING AREA 8'11" x 8'10" (2.73 m x 2.70 m) with door to kitchen, aluminium double glazed sliding door and side panel to conservatory, wall mounted electric storage heater.

CONSERVATORY 10'6" x 10'2" (3.20 m x 3.10 m) upvc double glazed conservatory with sliding door and views to rear garden, power and lighting.

FIRST FLOOR

LANDING with window to side, wall mounted electric storage heater, loft access hatch to fully boarded loft (insulated to current recommendations), built in airing cupboard with factory lagged hot water tank and slatted wood shelving, doors to

BEDROOM 1 11'2" x 12'2" (3.40 m x 3.70 m) with window to front, wall mounted electric heater, double doors to built in wardrobe cupboard.

BEDROOM 2 11'10" x 8'10" (3.60 m x 2.70 m) with window to rear with views to rear garden with farm land beyond, double doors to built in wardrobe cupboard, wall mounted electric heater.

BEDROOM 3 8'2" x 7'10" (2.50 m x 2.40 m) with window to side, built in cupboard, wall mounted electric heater.

REFITTED BATHROOM spacious bathroom with window to rear, fully tiled walls, panelled bath with tiled surround, chrome Aqualisa shower unit and glass screen over, wash handbasin, WC, heated towel rail, extractor fan, recessed ceiling spotlights.

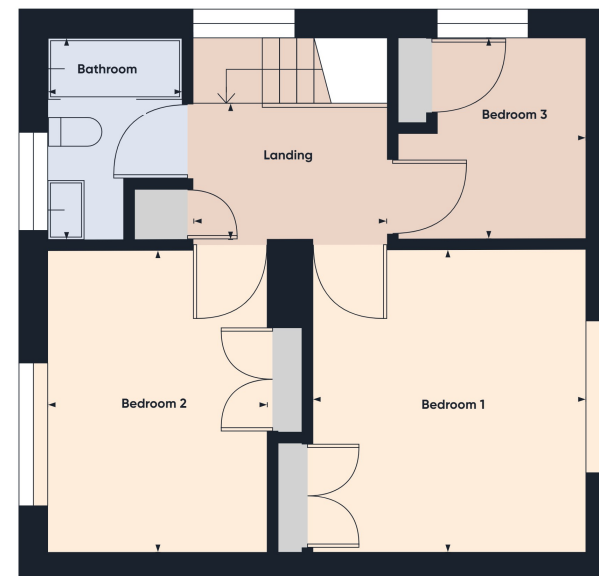
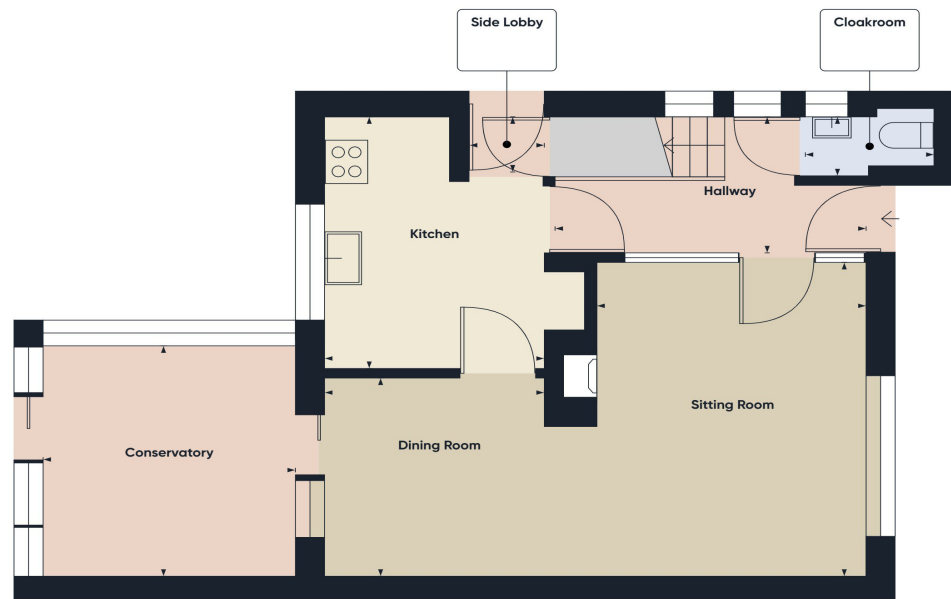
OUTSIDE Lawned front garden set behind a retaining shrub border, various flower and shrub borders and adjacent driveway to side providing off road parking for 2/3 vehicles. Driveway leads onto a timber gate via the rear garden and a single garage. The rear garden (26' x 3' and 15' x 3') is another particular feature of the property with a paved patio area adjacent to the rear of the property leading onto a lawn with attractively stocked flower and shrub borders, mature beech tree (protected), outside tap and lighting. Timber shed to remain. The whole backing onto open farm land.



SERVICES Mains water, electricity and drainage

TENURE The property is Freehold

COUNCIL TAX Band D



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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