



Grafton Drive, Highfields, Caldecote  
CB23 7UE

**Pocock+Shaw**



17 Grafton Drive  
Highfields  
Caldecote  
Cambridge  
CB23 7UE

A modern and substantially extended family home offering spacious accommodation over 3 floors within this popular village approximately 8 miles west of Cambridge.

- Spacious 5 bedroom property
- Large double length 23'7" garage with electric roller doors at each end
- EPC - C
- Kitchen/ Dining room
- Utility Room
- 2 bathrooms, a shower room and cloakroom
- New gas boiler (2024) with ability to control remotely by Hive App
- Southerly facing enclosed rear garden
- No upward chain

Guide Price £385,000





Highfields is a popular village located about 8 miles west of Cambridge and is well served by a primary school, play groups, social club, village hall and green recreational spaces. There is also a hairdressers, petrol 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.

The village is in the catchment for the highly sought-after Comberton Village College (Outstanding Ofsted rating) and is surrounded by open countryside with lots of bridleways and footpaths providing pleasant walks and rides and there is a lovely bluebell wood off Highfields Road.

The A428 gives easy access to Cambridge (5 miles) and in the other direction to St Neots (11 miles). Junction 13 of the M11 is about 4.5 miles east and the A14 is about 5 miles. This 5 bedroom detached property has recently been redecorated throughout and is offered with no upward chain.

The property has been extended considerably with a large 2 double bedroom loft conversion (2017) to create 5 double bedrooms and in detail, the accommodation comprises;

**Storm porch** with part glazed front door to

**Entrance hallway** with stairs to first floor, radiator, understairs cupboard, laminate wood flooring.

**Cloakroom** with window to side, WC, wash handbasin with tiled splashbacks, extractor fan.

**Living room** 11'6" x 10'6" (3.51 m x 3.21 m) with window to front, radiator, coving, TV point.

**Utility room** 6'11" x 6'6" (2.11 m x 1.99 m) with part glazed door to rear garden, work top with upstands and space/plumbing for washing machine below, space for fridge/freezer, extractor fan, ceramic tiled flooring.

**Kitchen/ Dining room** 11'11" x 10'6" (3.62 m x 3.20 m) with window to rear with views to garden, excellent

range of fitted wall and base units with roll top work surfaces and upstands, built in four ring Electrolux gas hob with stainless steel splashback and chimney extractor hood over, electric oven below, under unit lighting, one and a quarter bowl stainless steel sink unit and drainer, radiator, integrated Electrolux dishwasher, recessed ceiling spotlights, ceramic tiled flooring.

### First floor

**Landing** with window to front and window to rear, stairs to second floor, airing cupboard housing the hot water cylinder, radiator.

**Bedroom 1** 17'2" x 9'10" (5.24 m x 2.99 m) with window to front, radiator, double doors to two sets of built in wardrobes. (This room is currently being used as a second sitting room). Door to

**En suite shower room** with window to rear, fully tiled and enclosed shower cubicle with chrome shower unit, part tiled walls, WC, vanity wash handbasin with mirror over, heated towel rail, extractor fan, recessed ceiling spotlights.

**Bedroom 5** 11'3" x 10'10" (3.43 m x 3.30 m) with window to rear, radiator, double doors to deep built in wardrobe cupboard.

**Bedroom 4** 11'1" x 9'10" (3.38 m x 3.00 m) with window to front, radiator, door to deep built in wardrobe cupboard.

**Bathroom** with window to rear, panelled bath with fully tiled surround, mixer taps and shower attachment, WC, wash handbasin, shaver point, part tiled walls, heated towel rail, extractor fan, recessed ceiling spotlights.

### Second floor

**Landing** with velux window to front, doors to bedrooms.

**Bedroom 2** 19'2" x 10'8" (5.85 m x 3.24 m) with window to rear, radiator, two velux windows to front, door to Jack & Jill bathroom (see later).





**Bedroom 3** 19'2" x 9'7" (5.83 m x 2.92 m) with window to rear, two velux windows to front, radiator, door to

**Bathroom** with window to rear, fully tiled walls, panelled bath with chrome shower unit and glass shower screen over, vanity wash handbasin, WC, shaver point, heated towel rail, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

**Outside** Enclosed southerly facing rear garden 12m x 9m approx, with paved patio adjacent to the rear of the property leading onto a new lawn with flower and shrub borders. Newly painted timber fenced boundaries, outside light and tap.

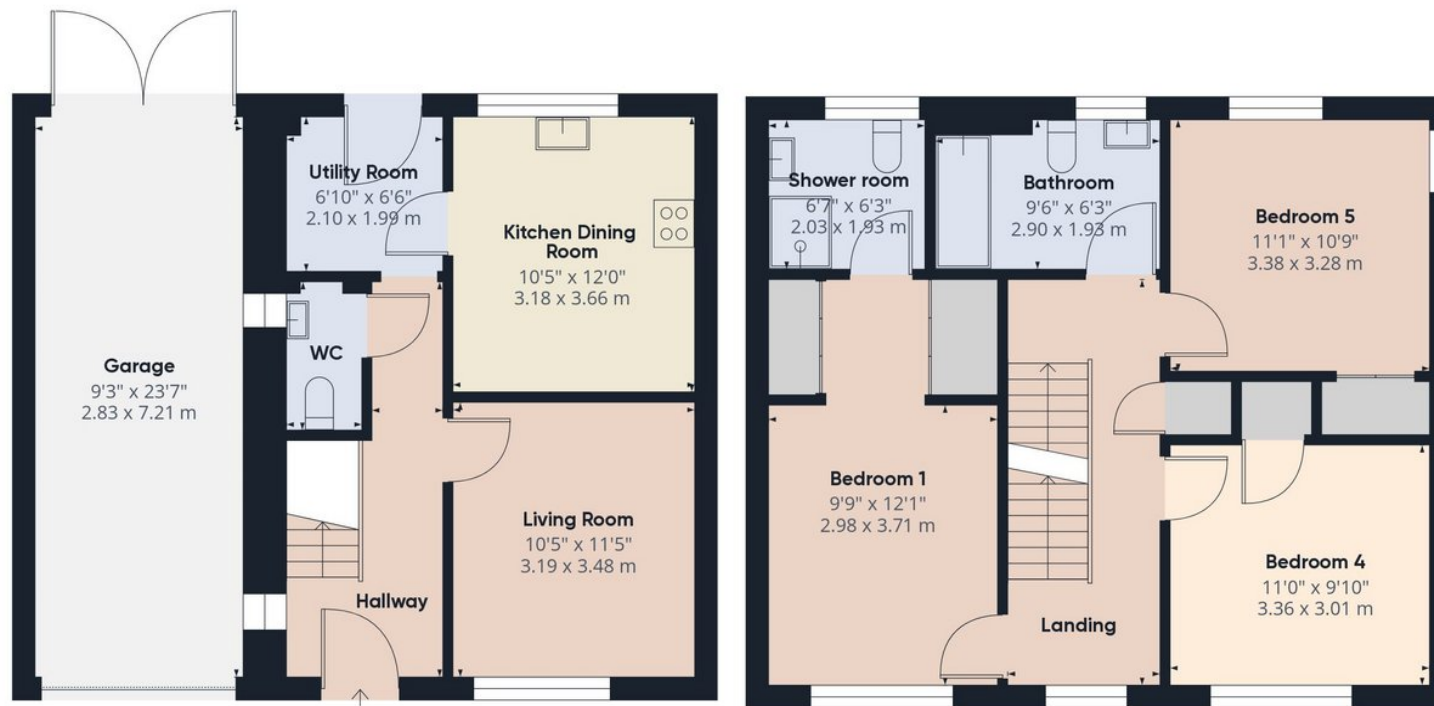
**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





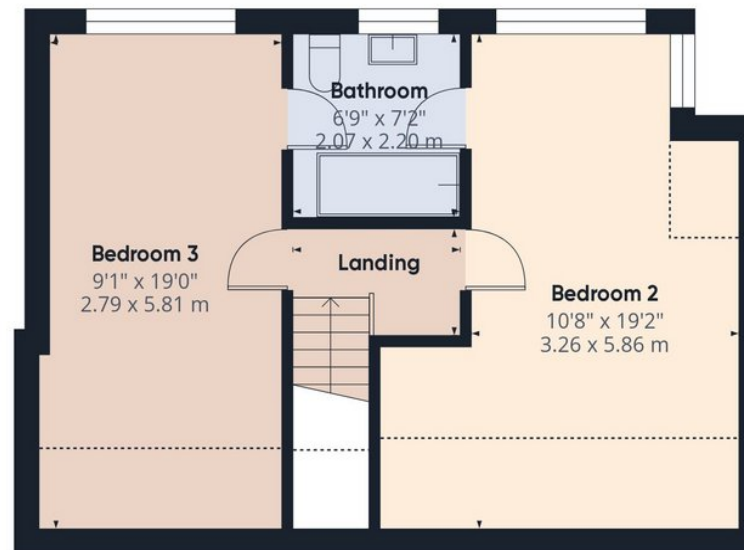


**Approximate total area**

1693.07 ft<sup>2</sup>  
157.29 m<sup>2</sup>

**Reduced headroom**

86.89 ft<sup>2</sup>  
8.07 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(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		

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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