



High Street, West Wrating, CB21 5LU

CHEFFINS

High Street

West Wrattling,
CB21 5LU

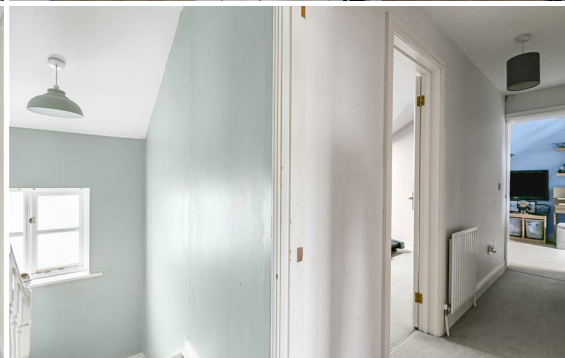
- Character Modern Detached House
- 4 Bedrooms
- 3 Reception Areas
- Modern Fitted Kitchen
- Character Living Room with Fireplace
- Non-Estate Location
- Low Maintenance Garden

An individual modern 4 bedroom detached character home standing in a non-estate location in a sought after Cambridgeshire village. The property is well presented and benefits from a superb open plan fitted kitchen and dining room, a South facing living room with wood flooring, a fireplace and a pair of French doors leading to the rear garden and a separate study. Additional features include 3 double bedrooms, a single bedroom and a bathroom on the first floor, off-road parking and a low maintenance South facing enclosed garden.

4 2 3

Guide Price £485,000





LOCATION

WEST WRATTING is a highly regarded and picturesque village with its own fine church and inn. The village is conveniently placed for access to Cambridge, Newmarket and Saffron Walden which are all about 11 miles equidistant and for the commuter the M11 motorway access point is at Duxford (Junction10) and there are mainline stations at Whittlesford, Audley End and Cambridge.

ENTRANCE HALL

approached from the side of the house with wood flooring, stairs leading to the first floor.

CLOAKROOM

with low level WC and hand basin.

LIVING ROOM

An attractive room with wood flooring, fireplace with stone hearth, cast iron grate and surround a pair of French doors leading to the rear garden.

STUDY

with wood flooring, fitted shelving.

KITCHEN

with a range of modern fitted base and wall mounted units, oak wood worktops, integrated eye level Bosch appliances comprising an oven, grill and microwave combination, centre island with oak worktops with an inset induction hob, cupboard storage under, wine cooler, opening leading to;

DINING AREA

with desk with oak top and cupboard storage.

UTILITY ROOM

with sink and cupboard storage under, half glazed door leading to the rear garden.

FIRST FLOOR

LANDING

leading to;

BEDROOM 1

with part sloping ceilings.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, pedestal hand basin, low level WC.

BEDROOM 2

with part sloping ceilings and a velux window.

BEDROOM 3

with part sloping ceilings and a velux roof window.

BEDROOM 4

with part sloping ceilings.

BATHROOM

with a white suite comprising a bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled walls.

OUTSIDE

To the front of the property is a block paved driveway and a front garden area with a brick perimeter wall and established trees. Gated side access leads to an enclosed South facing garden with a paved patio area and raised artificial lawn.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1363

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired central heating

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Likely with O2





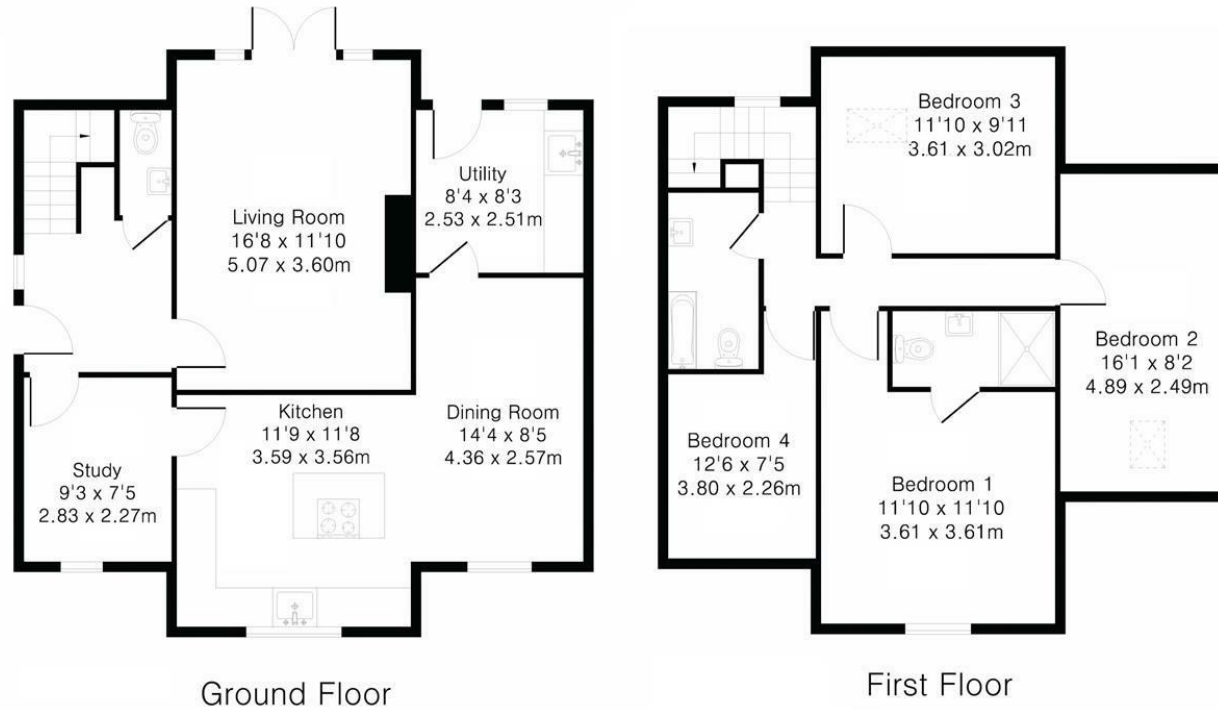
| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 73 |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Guide Price £485,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South
 Cambridgeshire



Approximate Gross Internal Area 1363 sq ft – 127 sq m
Ground Floor Area 711 sq ft – 66 sq m
First Floor Area 652 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.