



Toft Way, Great Wilbraham, CB21 5JJ

CHEFFINS

Toft Way

Great Wilbraham,
CB21 5JJ

- Semi-Detached House
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- Dual Aspect Sitting Room with log burner
- Enclosed Rear Garden
- Shared Parking Area to the rear

Occupying a peaceful position within the sought-after village of Great Wilbraham, this well-presented three-bedroom home is set back from a quiet no-through road and offers a wonderful balance of rural living with excellent access to Cambridge, just 7 miles away, and convenient links to both the A11 and A14. The property has been tastefully updated in recent years and features light-filled, well-proportioned accommodation throughout, including a recently renovated bathroom and a thoughtfully designed layout ideal for modern family life.

3 1 2



Guide Price £450,000



LOCATION

Great Wilbraham is a well-regarded village surrounded by open countryside, offering a peaceful lifestyle within easy reach of Cambridge and Newmarket. The village supports a close-knit community and provides a range of amenities including a village shop, post office, pub, church, and village hall. There is an active social scene with local football and cricket teams. The well-regarded primary school feeds into Bottisham Village College, part of the high-performing Anglian Learning Trust.

The accommodation comprises an enclosed entrance hallway leading into a spacious open-plan kitchen/dining room, fitted with a range of cabinetry and integrated appliances including an induction hob, electric oven, and ceramic double sink. This sociable space flows into a dual-aspect sitting room, enhanced by a contemporary log burner and exposed brickwork, with attractive engineered oak flooring continuing throughout the ground floor. A convenient WC completes the ground floor.

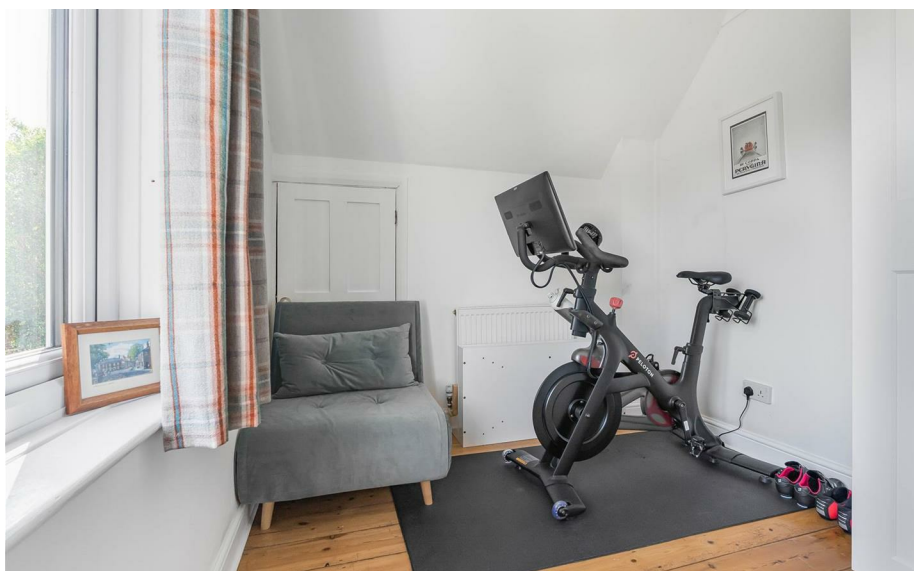
Upstairs, the first floor offers three comfortable and well-lit bedrooms, each finished with bespoke wooden flooring. The stylish family bathroom has been recently refitted with tiled flooring, a panelled bath and overhead shower, WC, hand basin, heated towel rail, and privacy-glazed window.


Outside, the property enjoys a private, enclosed garden, mainly laid to lawn with a newly laid patio area and timber pergola – ideal for outdoor dining and entertaining. A side gate provides access to the rear, where there is a shared parking area. The garden also includes a timber shed and raised beds for growing vegetables or flowers.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.

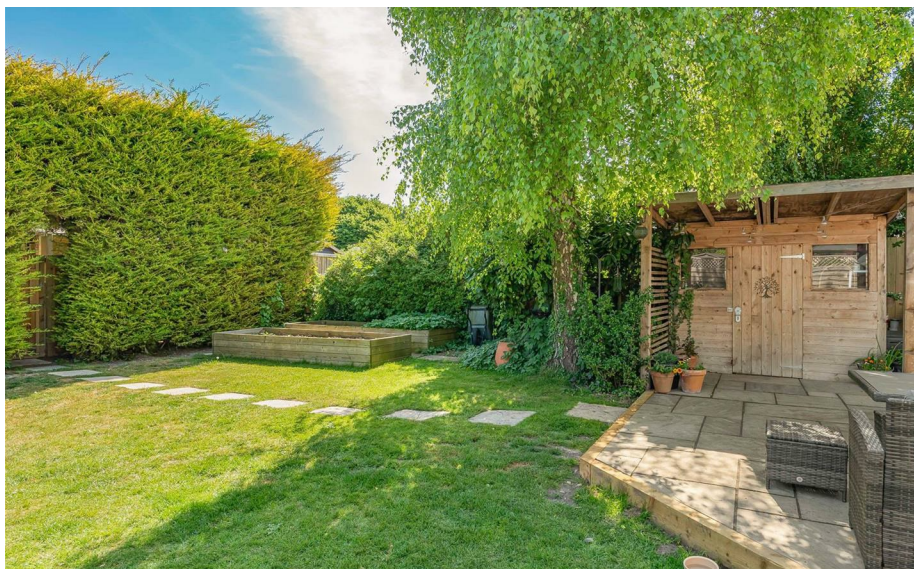




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £450,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – South Cambridgeshire

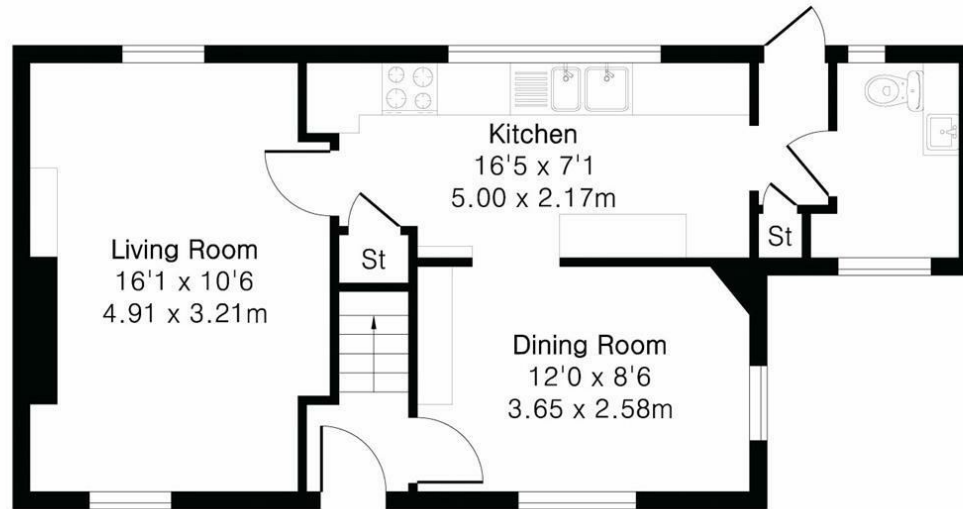




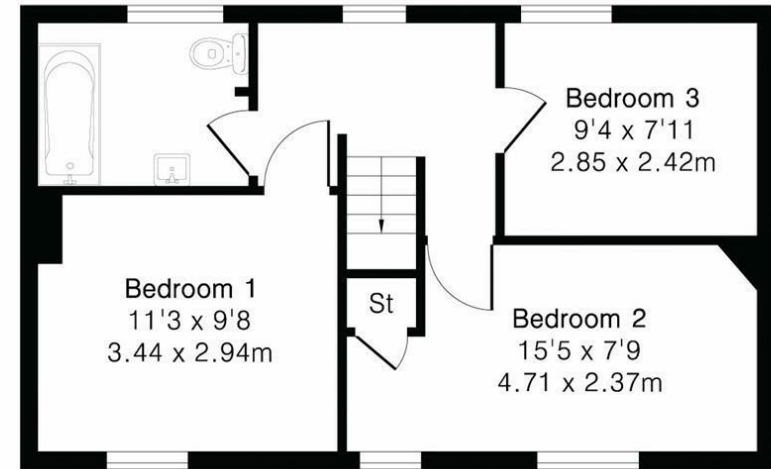
Approximate Gross Internal Area 930 sq ft - 87 sq m

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 436 sq ft – 41 sq m



Ground Floor



First Floor



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.


CHEFFINS

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.


CHEFFINS