



West Wratting Road, Balsham, Cambridge £710,000 **Freehold**



Key Features



- Full Of Character
- Three Bedrooms
- Two Reception Rooms
- Detached Annexe

From the moment you walk in you are greeted with character from exposed timbers and Inglenook fireplace. On the ground floor you have large open plan kitchen/dining area, dual aspect living room with feature fireplace. Up on the first floor there is three bedrooms and bathroom. There is also the added bonus of having an attached barn which has planning consent for converting into sitting room, double bedroom, shower room and utility room.

The detached self-contained annexe comprises living/dining room and shower room on the ground floor and a double bedroom up on the first floor. Outside there are beautiful gardens to the front and rear, driveway providing off road parking.

Entrance Lobby

Living Room 15'11 x 12'7

Sash windows to the front and rear, cast iron open fireplace, two built in storage



cupboards, radiators.

Dining Area 15'11 x 14'7

Stunning Inglenook fireplace with multi-fuel stove, exposed timbers, sash windows to the front, tiled floor.

Kitchen 15'11 x 9'3 max

Wall and base units with wooden worktop over, inset butler sink, space for range cooker with extractor hood above, integrated fridge and freezer, fitted shelved larder cupboard, sash windows to the front, tiled floors.

Utility Area

Plumbing for washing machine, exposed timbers.

First Floor Landing

Windows to the rear, exposed timbers.

Bedroom One 15'1 x 9,9

Windows to the side, opening to walk in wardrobe, radiator.

Bedroom Two 15'10 x 9'2

Window to the side, exposed timbers, radiator.

Bedroom Three 10'7 x 9'3

Window to the front, exposed timbers, radiator.

Bathroom

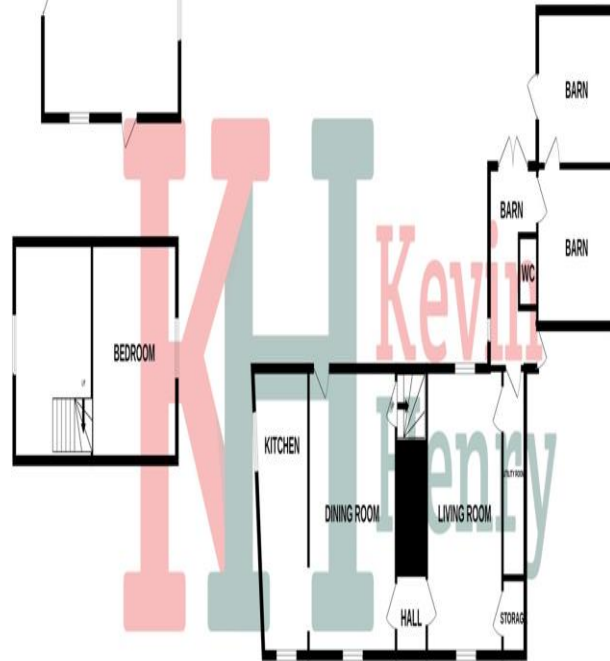
Comprising cast iron bath, separate shower cubicle, pedestal wash hand basin,



ANNEXE FIRST FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

wc, exposed floorboards, built in linen cupboard, windows to rear.

Detached Annexe

Open Plan Living/Dining Room/Kitchen 22'9 x 19'3max

A brilliant space with feature Inglenook fireplace with woodburning stove, vaulted ceilings, exposed floorboards, windows to the side, stairs leading to the first floor. The kitchen area comprises base units with worktop over, inset sink and drainer, integrated oven and ceramic hob above.

Shower Room

Tiled shower cubicle, pedestal wash hand basin, wc, heated towel rail.

Bedroom 11'10 x 14

Windows to side, exposed timbers.

Outside

To the front of the property there is a beautiful part walled garden area with miniature hedgerow in the style of a maze with shingle pathways and a lawn to side with well stocked floor and shrub borders. A private side courtyard terrace with timber store and boiler house. To the rear there is a lawn area with a variety of mature shrub and well stocked borders and shinglestone driveway providing off road parking.

To view this property call Kevin Henry on: 01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102757 - 0004

