

16 The Elms, Haslingfield, Cambridge, CB23 1ND

Guide Price £635,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE, MODERN FAMILY HOME, EXTENDED AND MUCH IMPROVED WITH OFF ROAD PARKING, GARAGE, PRIVATE REAR GARDEN AND SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 1475 sq ft / 137 sq m
- Built in 1992
- 0.09 acre plot
- Council tax band-F
- 4 bedrooms, 2 bathrooms, 1 reception
- Refitted kitchen and family bathroom
- Gas fired central heating to radiators
- EPC-C / 76
- Chain free

The property occupies a pleasant cul-de-sac position, overlooking a green area and just a short walk from the primary school, recreation ground and village shop. The current owners have greatly improved the property over the years with a programme of expansion and significant refurbishment including a kitchen and family bathroom re-fit, replacement gas fired central heating boiler and more recently re-decoration and new floor coverings throughout.

The accommodation comprises a generous and welcoming reception hall with stairs to first floor accommodation, storage cupboard under, Amtico flooring and a cloakroom/W.C just off. The sitting room boasts a contemporary recessed gas fire and opens to the dining/family room with bi-fold doors which extend across the rear elevation of the property. The downstairs shutters are made to measure by Thomas Sanderson. The kitchen/breakfast room is fitted with attractive, modern cabinetry, ample granite working surfaces including a breakfast bar, deep pan drawers, larder cupboards and corner carousel. There is a range of integrated Siemens appliances and these include a gas hob, twin ovens: one of which is a combination microwave oven, warming tray, fridge/freezer and an integrated Hoover dishwasher. There is a handy utility cupboard which has space for a washing machine and tumble dryer.

Upstairs off the landing are four good-sized bedrooms, including the master bedroom with dressing room and en-suite bathroom and a luxury refitted family bathroom which boasts both a generous corner tub and a shower cubicle.

Outside the front garden is laid to lawn with a driveway providing parking for up to four vehicles and leading to the garage with up and over door, power and light connected and a wall mounted gas fired central heating boiler. Gated access lead to the rear garden which is laid to lawn with flower and shrub borders and beds, a generous paved patio area, timber shed and all is enclosed by panel fencing, enjoying good levels of privacy.

Location
Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

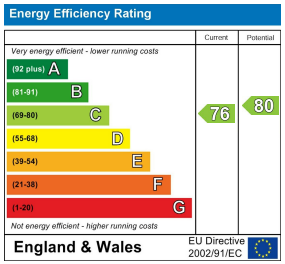
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 137 sqm (1475 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











