



Ermine Street, Caxton, CB23 3PQ



## Ermine Street

Caxton,  
CB23 3PQ

A highly individual modern detached bungalow which provides exceptionally versatile and well proportioned accommodation together with delightful and most attractive gardens, generous driveway/parking area and a double garage. The property is vacant and has no upward chain.

### LOCATION

The property occupies a prominent non-estate position close to the heart of this sought after South Cambridgeshire village. Caxton is conveniently placed about 12 miles west of the university City of Cambridge and is so well placed for access to major routes including the A428, M11 and A14. The village offers a useful range of local amenities and is also conveniently placed for access to the larger villages of Bourn and Cambourne.

4 2 2

Guide Price £650,000





#### **COVERED CANOPY STYLE PORCH**

with outside light, entrance door to:

#### **ENTRANCE HALL**

with natural wood flooring, radiator, opening through to:

#### **INNER HALL**

with natural style flooring, large built-in airing cupboard with automatic light, lagged hot water cylinder, trap door to roof space, door to:

#### **LIVING ROOM**

with attractive marble fireplace with inset wood burning stove set on a marble hearth, double radiator, sealed unit double glazed windows to front and side aspect overlooking the gardens, two double radiators and opening to:



#### **ADJOINING DINING ROOM**

with double radiator, serving hatch to kitchen and full height double glazed bi-fold doors which lead to paved side terrace and gardens.

#### **KITCHEN/BREAKFAST ROOM**

with inset stainless steel one and a half bowl sink unit with mixer taps and cupboards below, extensive granite style work surfaces with cupboards and drawers beneath, space for upright fridge/freezer, integrated Bosch oven and grill and an integrated induction hob with extractor cooker hood above, ceramic tiled walls around, ceramic tiled floor, space and plumbing for dishwasher, double radiator, double glazed door leading to:

#### **CONSERVATORY**

which also has space and plumbing for washing machine, ceramic tiled floor, full height triple aspect windows with a wonderful vista over the secluded rear gardens and a glazed door leading to pathway and the gardens.

#### **STUDY/BEDROOM 4**

with radiator, sealed unit double glazed windows to rear aspect.

#### **BEDROOM 1**

with radiator, sealed unit double glazed windows to front aspect, full height fitted wardrobes with sliding mirror fronted doors, door to:



#### **ENSUITE BATHROOM**

with suite comprising bath with shower attachment, ceramic tiled walls around, folding glazed shower screen, pedestal wash hand basin, low level w.c., electric shaver socket, fully tiled walls, and fully tiled flooring, sealed unit double glazed window with frosted glass to front aspect, wall mounted radiator/towel rail.

#### **BEDROOM 2**

with radiator, sealed unit double glazed windows to rear aspect and range of fitted wardrobes.

#### **BEDROOM 3**

with radiator, sealed unit double glazed windows to rear aspect.

#### **SHOWER ROOM**

with large walk-in tiled shower area with wall mounted shower unit including a fixed head high level shower and hand held shower, pedestal wash hand basin and low level w.c., fully tiled walls, fully tiled flooring, wall mirror and electric striplight above wash hand basin, sealed unit double glazed window with frosted glass to front aspect, wall mounted radiator/towel rail.

#### **OUTSIDE**

There is a tarmac driveway and parking area leading to a further parking/turning space and adjacent to the driveway there is a DOUBLE GARAGE with automatically controlled up and over door, light and power, wall mounted boiler, and part glazed door leading to rear gardens.

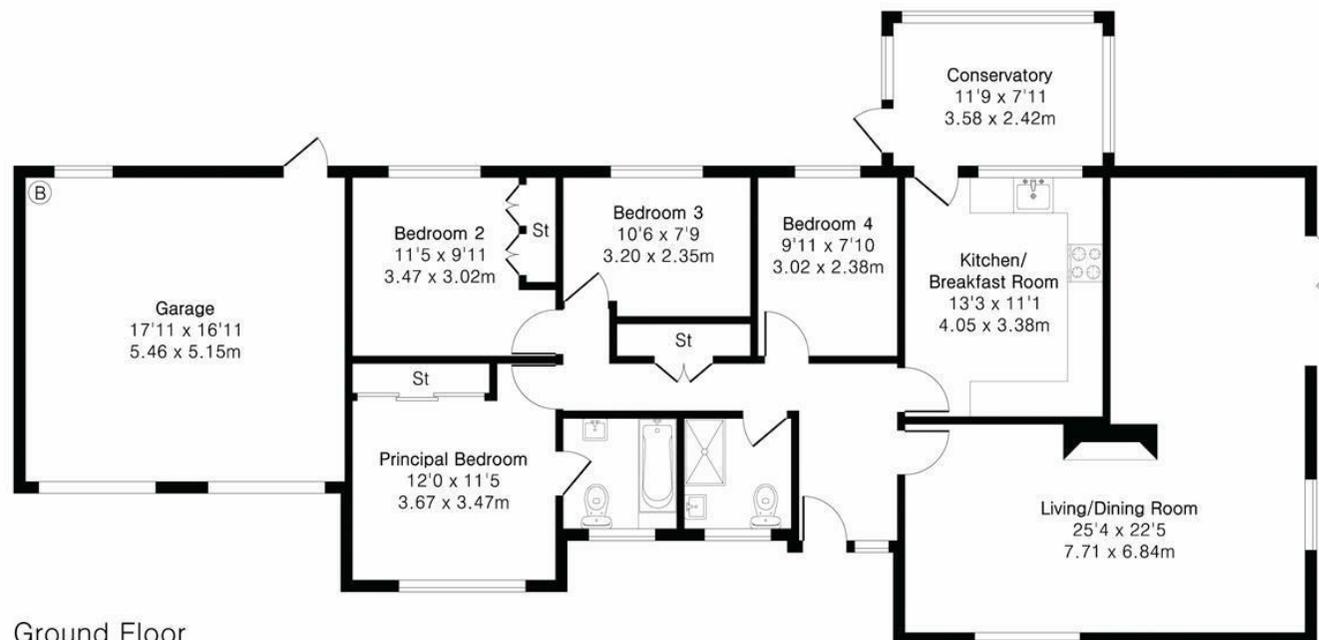
To the front and side of the property there is a most attractive and generous garden area laid to lawn with a huge variety of mature shrubs, well stocked borders and hedgerow around. There is also a wrought iron gate to side which leads to the rear gardens. To the other side of the property there is a large secluded paved terrace partly covered by a pergola and this leads through to the rear gardens. Paved terrace and pathway which runs the whole width of the property.

The delightful secluded rear gardens are a rather special feature and are laid to lawn with very well stocked borders, mature shrubs and hedgerow around. There is also a further secluded area with greenhouse and small courtyard style area which includes a paved area for bins and an oil storage tank.



## Approximate Gross Internal Area 1310 sq ft - 122 sq m (Excluding Garage)

Garage Area 303 sq ft – 28 sq m



Ground Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 61	Potential: 71

England & Wales E.U. Directive 2002/91/EC

Guide Price £650,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridge



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

