



48 Clare Drive, Highfields Caldecote, Cambridge, CB23 7GA

Guide Price £425,000 Freehold



rah.co.uk
01223 800860

AN ATTRACTIVE, MODERN DETACHED FAMILY RESIDENCE WITH OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA AND SOUGHT-AFTER VILLAGE LOCATION

- 3 bedroom, 2.5 bathroom detached house
- 1025 sqft/95 sqm
- 1 reception room
- Well equipped kitchen/dining room
- Gas fired central heating
- Off road parking and garage
- Built in 2004
- EPC-D / 77
- Council tax band-D

The property occupies a pleasant position within this sought-after residential development, just a short walk from the village primary school. The property boasts a secluded South-facing walled garden together with driveway for two cars and a garage.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, wood effect flooring and a cloakroom/WC just off, which also accommodates a washing machine. The dual aspect sitting room boasts a bay window and wood effect flooring. The kitchen/dining room, also a dual aspect room has French doors to the garden and is fitted with a range of attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. There is a four ring gas hob, double oven, extractor plus space for a fridge/freezer and dishwasher.

Upstairs, off the landing are three good sized bedrooms, including the master bedroom with an en suite shower room, plus a family bathroom with both shower cubicle and bath tub.

Outside, there is off road parking for two cars and a garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders, paved patio and enclosed by walling.

Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its convenient location allows easy access to the City of Cambridge, M11, A1 and A14.

Within Caldecote is a primary school, Parish Church and village shop, a wider range of facilities are available in nearby Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. In addition the village falls within the catchment area for the highly regarded and sought after Comberton Village College. It is a village also surrounded by glorious open countryside over which there are many fine walks. Bourn and Comberton Golf Clubs are also about 2 miles away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

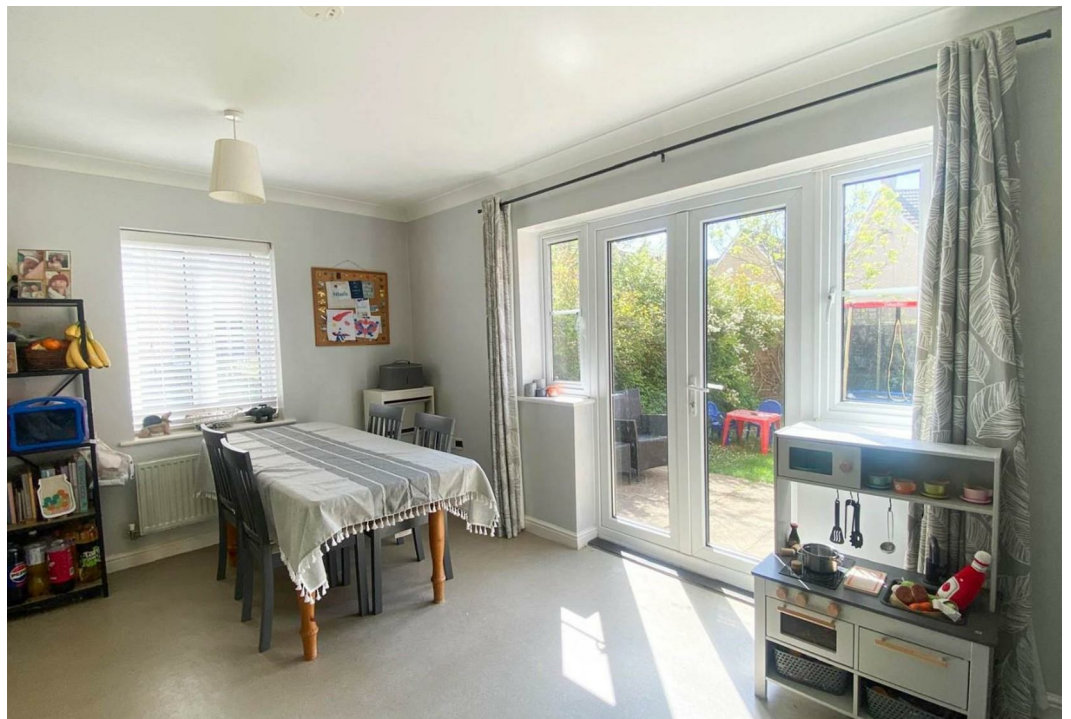
South Cambridgeshire District Council
Council tax band-D

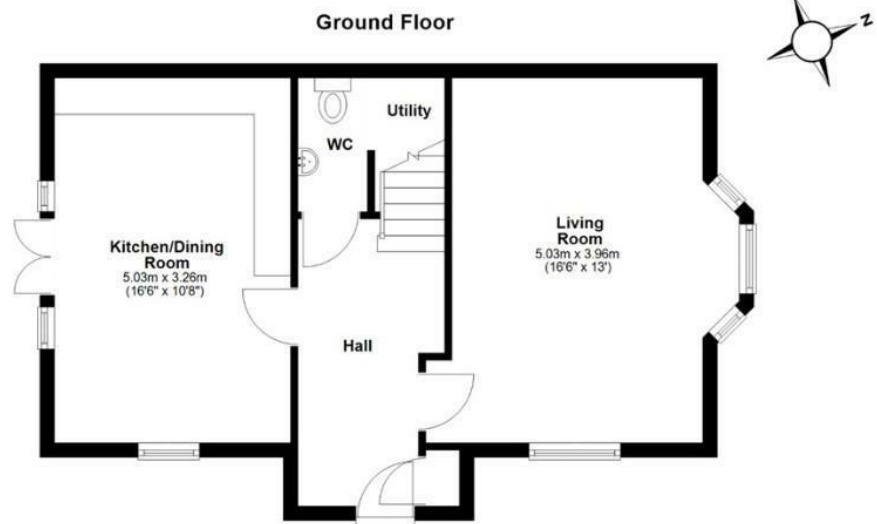
Fixtures and Fittings

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 95 sqm (1025 sqft)

Energy Efficiency Rating		Current	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			
England & Wales		77	81
EU Directive 2002/91/EC			

