

Goodliffe Avenue, Balsham, CB21 4AD

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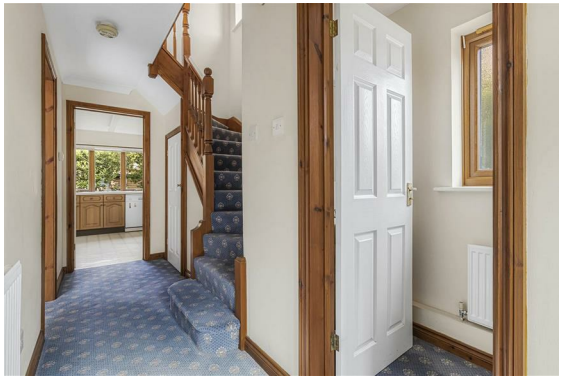
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Guide Price £350,000



Well proportioned and cleverly designed modern detached house, incorporating well presented accommodation, together with attractive integrated features of character and quality. The property also has the benefit of an enclosed rear garden and long driveway to side, leading to garage.















LOCATION

The property occupies a delightful position within a highly sought after cul-de-sac which is part of a popular residential development located in the most desirable South Cambridgeshire village of Balsham which is so conveniently placed about ten miles south east of the university City of Cambridge and therefore so well placed for access to Addenbrookes Campus and the recently opened Cambridge South station. Balsham offers an excellent range of local amenities including a primary school, post office/stores, delicatessen/coffee shop, two inns, fine church and recreation ground with children's play area and bowls club adjacent. The village is also well placed just one mile from the larger village of Linton and there are further main line stations close by including Whittlesford and Audley End.

ENTRANCE HALL
A covered canopy with outside light provides shelter to the front entrance door, which opens into the entrance hall. The hall features a useful matwell, radiator, staircase rising to the first floor and built-in understairs storage cupboard. Doors lead to the cloakroom, living room and kitchen.

CLOAKROOM
Fitted with a low-level WC and pedestal wash hand basin with tiled splashback and wall mirror above. There is an electric light, shaver socket, radiator and double-glazed window with frosted glass to the side aspect.

LIVING ROOM
A delightful and spacious principal reception room featuring a central inglenook-style fireplace with tiled hearth, canopy and exposed brickwork to the rear. A feature bay window overlooks the front aspect and is complemented by a double radiator, together with further sealed-unit double-glazed windows to the front and side aspects. The room also benefits from a pair of folding doors opening into the dining room.

DINING ROOM
A well-proportioned reception space with radiator and sealed-unit double-glazed sliding patio doors providing access and views over the rear garden.

KITCHEN
Fitted with an inset stainless-steel sink unit with mixer tap and cupboards below, together with adjoining work surfaces incorporating a n integrated dishwasher. Further fitted appliances include an AEG oven, four-ring electric hob and extractor cooker hood above. There are a range of base units with worktops, cupboards and drawers, together with space for a washing machine and further useful storage cupboards. A wall-mounted oil-fired boiler is housed within the kitchen. Sealed-unit double-glazed windows overlook the rear aspect, whilst a side door provides direct access to the driveway and outside.

FIRST FLOOR LANDING
The landing provides access to all four bedrooms and the family bathroom, together with a built-in airing cupboard housing the hot water cylinder and a loft hatch providing access to the roof space.

BEDROOM ONE
A good-sized principal bedroom with fitted double wardrobes, radiator and sealed-unit double-glazed window overlooking the front aspect. Door leading to:

EN-SUITE SHOWER ROOM
Fitted with a tiled shower cubicle with wall-mounted shower unit and glazed door, pedestal wash hand basin and low-level WC. There is a wall mirror, electric strip light with shaver socket, radiator and sealed-unit double-glazed frosted window to the side aspect.

BEDROOM TWO
A well-proportioned bedroom with built-in wardrobes, radiator and sealed-unit double-glazed window overlooking the rear aspect.

BEDROOM THREE
Further double bedroom with built-in wardrobes, radiator and sealed-unit double-glazed window overlooking the rear aspect.

BEDROOM FOUR
A versatile fourth bedroom with built-in wardrobes, radiator and sealed-unit double-glazed window overlooking the front aspect.

FAMILY BATHROOM
The bathroom is fitted with a suite comprising panelled bath with shower attachment, pedestal wash hand basin with wall mirror above and low-level WC. There is an electric strip light with shaver socket, radiator and sealed-unit double-glazed frosted window to the side aspect.

OUTSIDE
To the front of the property is an attractive garden area, predominantly laid to lawn and complemented by a variety of mature shrubs and bushes. A brick-paved pathway leads to the covered entrance canopy and front door.

To the side of the property is a long tarmac driveway providing ample off-road parking and leading to the ATTACHED GARAGE, which benefits from an up-and-over door, light and power. A glazed pedestrian door to the side provides access through to the rear garden.

The rear garden is a particularly delightful feature of the property, being fully enclosed and predominantly laid to lawn, with a mature selection of established shrubs, bushes and trees providing a good degree of privacy. An oil storage tank is discreetly positioned behind the garage.



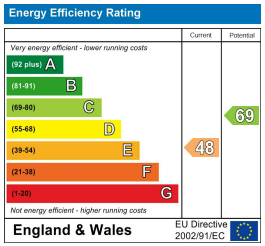












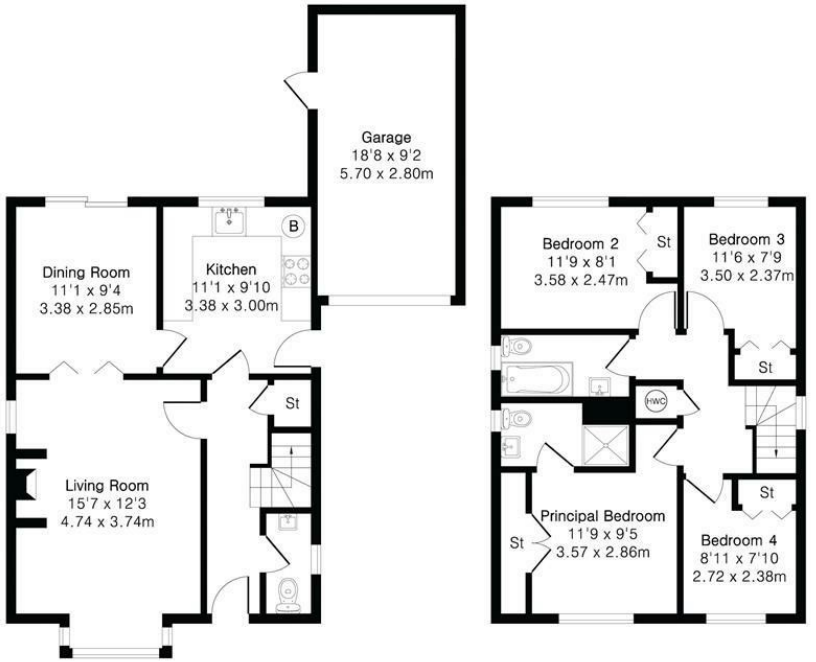
Guide Price £350,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1076 sq ft - 100 sq m
(Excluding Garage)
Ground Floor Area 545 sq ft – 51 sq m
First Floor Area 531 sq ft – 49 sq m
Garage Area 172 sq ft – 16 sq m



PINKPLAN

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.

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

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