



Church Lane, Abington, CB21 6BQ

CHEFFINS

Church Lane

Abington,
CB21 6BQ

- Detached
- Versatile living accommodation
- Four bedrooms
- Landscaped garden
- Open plan kitchen/diner
- Scope for further enlargement STP

A beautifully appointed 3/4 bedroom detached home positioned in a rarely available, tucked away location within the village. Enjoying beautifully appointed and versatile living accommodation throughout, the property benefits from generous gardens to the front and rear, together with integral garage and ample driveway parking.

4 2 2

Guide Price £725,000





LOCATION

Abington is situated approximately 7 miles South East of Cambridge with nearby access to the M11 and access to the Whittlesford mainline station approximately 4.5 miles distant. The adjoining village of Great Abington boasts amenities which include a thriving primary school, post office/shop, Public House with secondary education available at the nearby village of Linton.

GROUND FLOOR

ENTRANCE HALL

Entrance door, double glazed skylight and staircase rising to the first floor.

LIVING ROOM

Double glazed window to the front aspect and electric fireplace with quartz hearth.

SITTING ROOM

Double glazed window to the front aspect and log burner with stone hearth.

STUDY/BEDROOM 4

Double glazed window to the rear aspect overlooking the garden.

SHOWER ROOM

Recently refurbished with suite comprising low level WC and bidet, walk-in shower enclosure with drench showerhead, large ceramic wash basin with vanity drawers beneath, heated towel rail, tiled walls and flooring and obscure double glazed window to the rear aspect.

KITCHEN/DINER

Recently extended to provide a lovely, open plan space with tiled flooring. The kitchen is fitted with a range of base and eye level units with sink unit, four ring induction hob with extractor hood above, integrated conventional oven with microwave above, space for free standing fridge freezer and integrated dishwasher. The dining area has double glazed French

doors to the side aspect and sliding patio doors to the rear aspect providing access to the garden. In addition there is a pitched roof lantern providing a good degree of natural light.

PANTRY/UTILITY

Space and plumbing for washing machine and tumble dryer. Door to the garage.

INTEGRAL GARAGE

Up and over doors to the front and rear providing through-access, power connected, base and eye level units, space for additional fridge or freezer and obscure double glazed personal door.

FIRST FLOOR

LANDING

A pair of double glazed skylights, built-in eaves storage and doors to adjoining rooms.

PRINCIPAL BEDROOM

Double glazed window to the rear aspect overlooking the garden, built-in eaves storage. Door to:

WALK-IN WARDROBE

Fitted shelving.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the rear aspect and built-in storage cupboard.

BATHROOM

Recently refurbished with twin ceramic wash basins with vanity cupboard beneath, low level WC, panelled corner bath, heated towel rail and obscure double glazed skylights to the front and rear aspects.

OUTSIDE

The property sits on a good sized plot with a gravelled driveway for upto 5 vehicles to the front with mature trees and hedge borders. The front garden is predominantly laid to lawn with mature shrubs and trees. There is an integral storage room which is accessed via an obscure double glazed door to the front of the property. The south-west facing rear garden is predominantly laid to lawn, planted with a number of trees and shrubs, a paved terrace and timber fence borders. To the rear of the garden is a decking area with a covered timber pergola providing a private seating area. The garden is well-screened and offers a good deal of seclusion.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £725,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – South Cambridgeshire



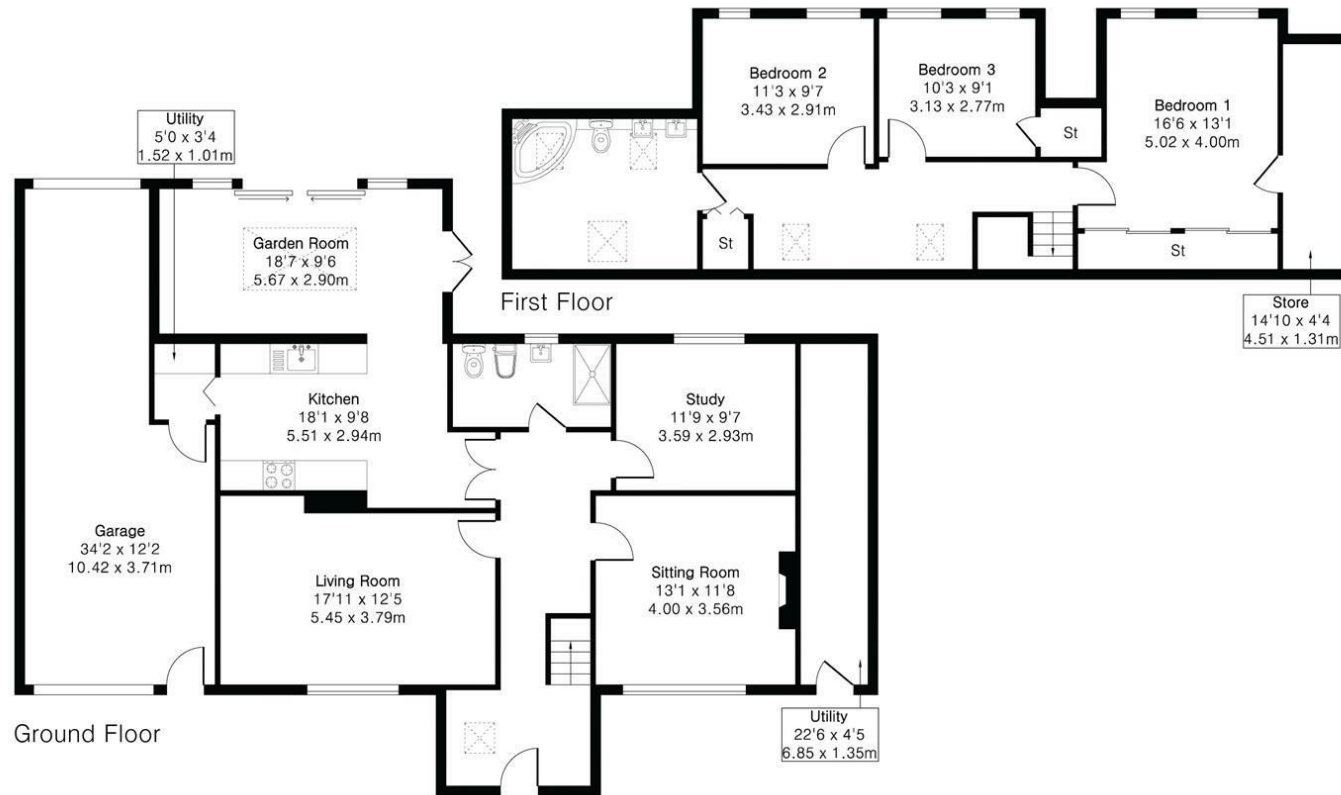


**Approximate Gross Internal Area 2014 sq ft - 187 sq m
(Excluding Garage)**

Ground Floor Area 1226 sq ft – 114 sq m

First Floor Area 788 sq ft – 73 sq m

Garage Area 340 sq ft – 32 sq m



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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

