



3 Hayzen Close, Barrington, Cambridge, CB22 7RB
Offers Over £795,000 Freehold



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A DETACHED, SINGLE STOREY RESIDENCE, EXTENDED AND FULLY REFURBISHED, SET WITHIN A LARGE MATURE GARDEN WITH AMPLE PARKING AND A DOUBLE GARAGE, AND LOCATED CLOSE TO THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended and refurbished, detached, contemporary bungalow
- 1350 sqft / 127 sqm
- 0.15 acres
- Constructed in 1960
- EPC - E / 52
- 4 bedrooms, 2 receptions, 3 bathrooms
- Oil-fired central heating
- Off-road parking, double garage
- Chain free
- Council tax band - E

The property occupies a tranquil, tucked away cul-de-sac position conveniently located close to the centre of this sought-after and picturesque village. The current owners have transformed the property with a programme of expansion and refurbishment and in fact upon an internal inspection, a viewer would be forgiven for thinking that the property is brand new.

The accommodation comprises a welcoming reception hall with attractive wood-effect flooring and a cupboard housing a pressurised hot water cylinder. There are four bedrooms, all with fitted wardrobe cupboards plus an ensuite shower room to bedroom 2 and a dressing area to bedroom 1. Furthermore, there is a family bathroom and a separate shower room all with high quality sanitaryware. The dual aspect sitting room boasts an attractive electric stove resembling exactly a woodburning stove for aesthetics. The kitchen/dining/family room is at the heart of this lovely home, fitted with attractive, contemporary handleless cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer. There is a range of Bosch integrated appliances and these include an induction hob, a double oven, an extractor and a dishwasher plus a Samsung American-style fridge-freezer. The kitchen opens to a bright and spacious dining/family room, again with attractive wood-effect flooring and French doors to the garden. Off the kitchen is a generous utility/boot room with a door to the front of the property, fitted with matching cabinetry and worksurfaces, with an inset single sink unit and drainer and space for all the usual white goods.

Outside, a combination of block paving and gravel provides parking for several vehicles and leads to the newly constructed double garage with an electric door, power and light connected. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a generous paved patio area and a selection of trees and mature bushes. All is enclosed by fencing for maximum privacy.

Location

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth.

Tenure

Freehold.

Services

Main services connected include: water, electricity and mains drainage. There is oil-fired central heating.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

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 127 sqm (1350 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		

EU Directive 2002/91/EC

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52

