

GUIDE PRICE
£635,000



House - Detached - EPC Rating: C - Tax Band

THE WILLOWS, HIGHFIELDS CALDECOTE

- 4 bedroom detached property
- Large wrap around garden
- 3 further double bedrooms
- Kitchen with integrated appliance
- South Cambridgeshire District Council Tax band F
- Double garage with driveway
- Main bedroom with storage and en-suite
- EPC Rating 77C
- Private cul-de-sac location
- Great transport links to the M11 and A14

The Willows, Highfields Caldecote

THE WILLOWS, CALDECOTE. Offered to market is this spacious, four bedroom detached house. Set in a cul-de-sac location, this well maintained property would make a great family home. Internally the property comprises of living room, dining room, kitchen, utility room, main bedroom with en-suite, access to balcony and storage, three further double bedrooms and bathroom. The outside of the property boasts a large wrap around garden, double garage and generous further parking.

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ENTRANCE HALL

With under stair storage cupboard, LVT flooring and recessed lighting.

KITCHEN

15'1" x 12'2"

Spacious, fitted kitchen, comprising of a range of white base and wall units under a grey worktop, with stainless steel sink. Integrated appliances include double oven, gas hob, extractor and under counter fridge and freezer. With patio doors leading to rear garden, LVT flooring, recessed lighting and windows to side and rear.

UTILITY ROOM

12'2" x 4'11"

Comprising a range of white base and wall units under grey countertop, stainless steel sink unit and space and plumbing for washing machine and tumble dryer. With LVT flooring, recessed lighting and window to front.

DINING ROOM

10'9" x 9'7"

With patio doors leading to rear garden, carpet flooring and a range of recessed and wall lighting.

LIVING ROOM

23'2" x 12'4"

With patio doors leading to rear garden, LVT flooring, recessed lighting and window to front.

CLOAKROOM

Two piece suite comprising wall mounted basin and W/C. With tiled flooring, recessed lighting and window to front.

FIRST FLOOR LANDING

Galleried landing with full size airing cupboard, access to loft, carpet flooring recessed lighting and windows to front.

BEDROOM ONE

12'0" x 11'1"

Double bedroom with doors leading to balcony, fitted wardrobes, carpet flooring and recessed lighting.

ENSUITE

Three piece suite comprising double shower enclosure, wall mounted basin and W/C. With heated towel rail, shaver socket, tiled flooring, recessed lighting and window to rear.



BEDROOM TWO

12'4" x 11'8"

Double bedroom with carpet flooring, recessed lighting and windows to front and side.

BEDROOM THREE

10'10" x 11'1"

Double bedroom with carpet flooring, recessed lighting and window to rear.

BEDROOM FOUR

12'3" x 6'10"

Double bedroom with carpet flooring, recessed lighting and window to front.

BATHROOM

Four piece suite comprising bathtub with shower over, wall mounted basin and W/C. With heated towel rail, shaver socket, tiled flooring, recessed lighting and window to rear.

OUTSIDE

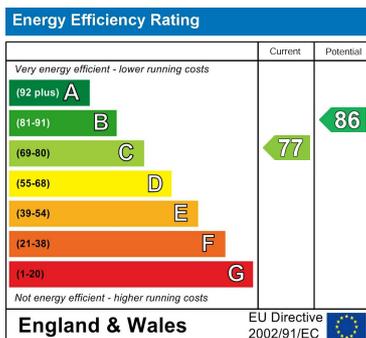
To the front of the property there is a small gravelled area, with landscaped shrub border and large driveway with generous parking. At the side, a double garage with gate leading to large wrap around garden, with patio area suitable for garden furniture and landscaped shrub border.





Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.