



Samworth Close, Balsham, Cambridge £395,000 **Freehold**

**KEVIN
HENRY**

Key Features



- Two bedroom semi-detached
- Immaculately presented
- Spacious living room
- Well-equipped kitchen
- Downstairs cloakroom

Beautifully presented two-bedroom home located on a sought-after development in the popular village of Balsham.

Built approximately five years ago, the property continues to benefit from the remainder of the NHBC warranty, offering peace of mind for years to come. The house features flexible and spacious accommodation with a wonderful sense of light throughout, particularly in the living room which enjoys pleasant views over the rear garden.

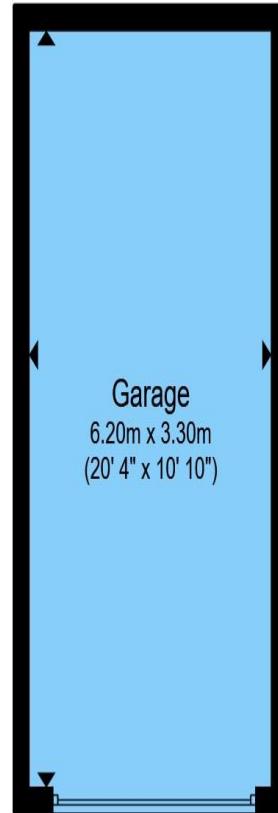
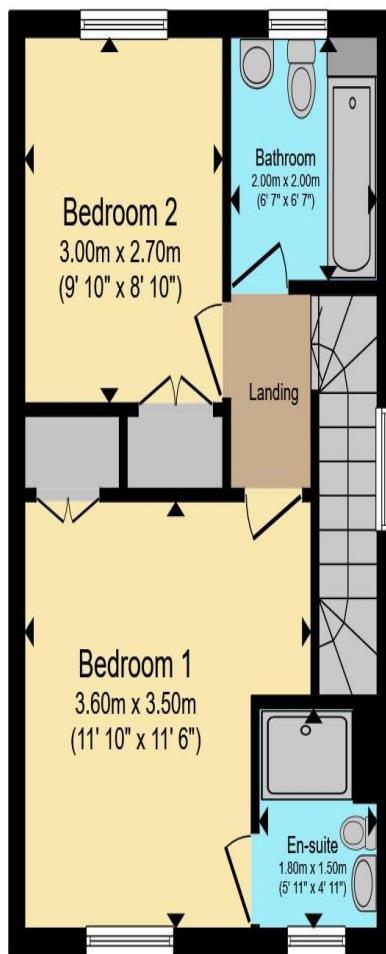
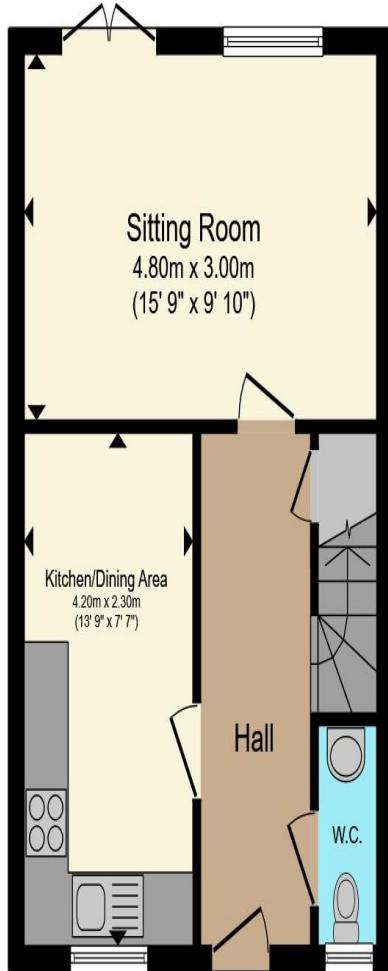
The ground floor comprises a modern, well-equipped kitchen/breakfast room with integrated appliances, a generously sized lounge, a downstairs cloakroom, and ample understairs storage.

On the first floor are two well-proportioned bedrooms, both with built-in wardrobes. The principal bedroom benefits from a



contemporary en-suite shower room, complemented by a stylish family bathroom. The landing also provides access to a loft. Externally, the rear garden is larger than average and is ideal for both entertaining and relaxation. To the front of the property there is a double-length garage and driveway parking for three to four vehicles. This attractive home would be ideal for first-time buyers. Balsham offers excellent local amenities including a school, village pubs, and a well-regarded primary/junior school. Located in the sought-after village of Balsham, known for its strong community spirit and attractive surroundings, this is a rare opportunity to own a character home in a highly desirable location. Balsham lies approximately 7 miles from the thriving market town of Haverhill and is 10 miles equidistant from Newmarket, Cambridge and Saffron Walden. The village offers its own primary school, post office/stores, cafe, fine church, two inns and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway can be accessed via Duxford (Junction 10) or Stump Cross (Junction 9).





Total floor area 90.5 sq.m. (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Hallway
Storage cupboard.

Cloakroom

Lounge
4.80m x 3.00m
15'9" x 9'10"

Kitchen/Dining Area
4.20m x 2.30m
13'9" x 7'7"

Landing
Access to loft.

Bedroom One
3.60m x 3.50m
11'10" x 11'6"
Built in double wardrobes.

En-Suite Shower Room

Bedroom Two
3.00m x 2.70m
9'10" x 8'10"
Built in double wardrobes.

Bathroom

Garden
Very good size garden with patio and lawn areas

Front
Lawn area with driveway parking for 3-4 cars and detached double length garage with garden access.

To view this property call Kevin Henry on:
01799 513632

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