



Glebe Field, Willingham, CB24 5AS

**CHEFFINS**

# Glebe Field

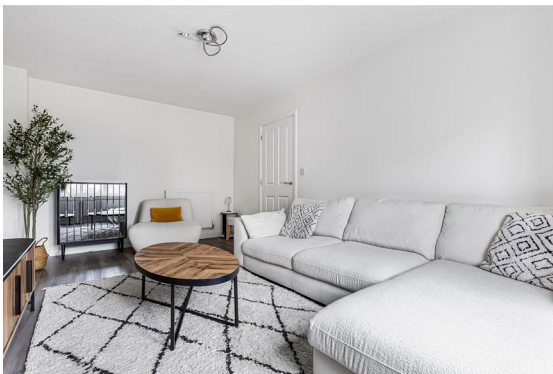
Willingham,  
CB24 5AS

A most stylish and beautifully presented detached house providing versatile and cleverly designed accommodation including a generous living room and a superb open plan kitchen/dining room. In addition there is a long brick paviour driveway to the side leading to a detached garage and an enclosed garden to the rear. The property has a B rated EPC and has the benefit of roof mounted solar panels.

3 2 1

**Guide Price £375,000**





## LOCATION

The property occupies an outstanding and tranquil position within a sought after cul-de-sac, which is part of a popular development located within the well served and thriving village of Willingham, which is about 10 miles North West of Cambridge. The village includes an extensive range of local amenities and is also conveniently placed for transport links to Cambridge with the guided busway running through the neighbouring village of Longstanton.

## CANOPY OPEN PORCH

with outside light, sealed unit double glazed entrance door to:

## ENTRANCE HALL

with natural wood style flooring, radiator, staircase off to first floor and door to:

## CLOAKROOM

with low level w.c., pedestal wash hand basin with tiled splashback, radiator, natural wood style flooring, sealed unit double glazed window to side aspect.

## LIVING ROOM

with 2 radiators, natural wood style flooring, sealed unit double glazing front aspect.

## KITCHEN/DINING ROOM

A wonderful open plan space with kitchen area including an inset stainless steel one and a half bowl sink unit with cupboards beneath, worktops to either side, integrated Zanussi dishwasher and integrated Zanussi washing machine, further base units comprising work surfaces with cupboards and drawers beneath, integrated Zanussi oven and 4 point gas hob above with splashback and contemporary style stainless steel extractor cooker hood, upright unit incorporating integrated refrigerator and freezer, shelved cupboards to side

and extensive range of fitted wall storage cupboards, corner cupboard housing a wall mounted Vaillant combi boiler, natural wood style flooring, radiator, deep built-in cloaks/storage cupboard and a pair of full height sealed unit double glazed doors leading to paved terrace and rear garden, further sealed unit double glazed windows to rear aspect.

## ON THE FIRST FLOOR

### LANDING

with radiator, built-in airing cupboard.

### BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, door to:

### ENSUITE SHOWER ROOM

with walk-in tiled shower area, hand held shower unit and a larger fixed head shower above, sliding glazed doors, pedestal wash hand basin and low level w.c., part ceramic tiled walls, wall mounted radiator/towel rail and ceramic tiled floor, electric shaver socket and wall mounted cabinet with mirror fronted doors.

### BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect.

### BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect.

### BATHROOM

with white suite comprising bath with shower attachment and ceramic tiled walls around, pedestal wash hand basin, low level w.c., ceramic tiled flooring, wall mounted radiator/towel rail, sealed unit double glazed windows to rear aspect with frosted glass.

### OUTSIDE

Garden area to front laid to lawn with mature hedgerow and shrubs to side, paved pathway leading to front entrance door and an extensive brick-paviour private driveway and additional parking area to the side of the house which in turn leads to a DETACHED SINGLE GARAGE, gated access to side leading into the rear garden.

There is an enclosed rear garden which is laid to lawn with border adjacent and a large paved terrace which is immediately adjacent to the property itself with outside lighting.







**Approximate Gross Internal Area 966 sq ft - 90 sq m  
(Excluding Garage)**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 483 sq ft – 45 sq m

Garage Area 218 sq ft – 20 sq m



Garage

Ground Floor

First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	88
(69-80) <b>C</b>	89
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.