



**Brinkley Road, Weston Colville CB21 5PA**

**Guide Price £350,000**



# Brinkley Road, Weston Colville CB21 5PA

This exceptional and deceptively spacious home is located in a picturesque and sought-after village, offering ample opportunity for a buyer to personalise and create a long-term residence.

Weston Colville is a charming village set in a scenic part of Cambridgeshire, providing easy access to the vibrant city of Cambridge and its renowned science parks, making it an ideal location for both professionals and families. The area is surrounded by beautiful countryside, perfect for walks and enjoying panoramic views, while local schools offer high-quality education for growing families. Weston Colville combines the tranquillity of rural living with the convenience of nearby urban amenities.

The property offers accommodation over three floors, including an entrance hallway, cloakroom, open-plan kitchen/dining room, and a first living room with far-reaching views over fields towards Cambridge. There are three generously sized bedrooms, a family bathroom, and plenty of storage space throughout.

Outside, the enclosed and spacious rear garden features a paved area for outdoor dining, a lawn, and a woodland area rich with wildlife. A side passage provides convenient access from the rear to the front, offering additional storage space. At the front of the property, there is a driveway with off-road parking and an integral garage.

The property is being sold with no onward chain. An internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

## Entrance Hall

Glazed door to front. Doors leading to cloakroom and dining room.

## Cloakroom

Low level W.C. and hand basin with vanity unit under. Tiled splashbacks. Tiled flooring. Radiator. Obscured window.

## Kitchen

Range of eye and base and level with work top over. Inset sink and drainer with mixer tap over. Space for electric cooker with extractor over. Space and plumbing for washing machine. Integrated fridge/freezer. Tiled flooring. Window overlooking rear aspect. opening to dining room.

## Dining Room

Tiled flooring with sliding doors leading to patio area at the rear. Opening to kitchen. Built-in storage cupboard. Radiators. Door leading leading to entrance hall and inner hall.

## Inner Hall

Door leading to dining room. Stairs to first floor.

## Landing

Doors to living room and bedroom 1. Stairs to ground floor and second floor.

## Living Room

Spacious living room with sliding doors leading to flat roof area. Radiator. Door to landing.

## Bedroom 1

Expansive double bedroom with built-in

wardrobes. Archways leading to further area, offering a variety of uses. Radiator. Dual windows overlooking rear aspect. Door to landing.

## Bathroom

White suite comprising W.C., pedestal hand basin and inset bath with wall mounted shower and glass screen. Tiled throughout. Vinyl flooring. Radiator. Obscured window. Door leading to landing.

## Landing

Doors leading to bedrooms 2 and 3. Stairs to first floor.

## Bedroom 2

Spacious double room with sloped ceiling and opening to built-in cupboards. Window overlooking rear aspect. Radiator. Door leading to landing.

## Bedroom 3

Good sized room with sloped ceiling. Built-in cupboard. Window overlooking rear aspect. Radiator. Door leading to landing.

## Outside- Front

Hardstanding driveway leading to garage with up and over door. Lawned area with tree boundary. Glazed door leading to entrance hall. Door leading to storage area.

## Outside - Rear

Patio area leading from the rear of the house. Raised area mainly laid to lawn with mature tree and shrub planting to the borders. Timber shed. Door leading to storage area.

## PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - tbc

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 165 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



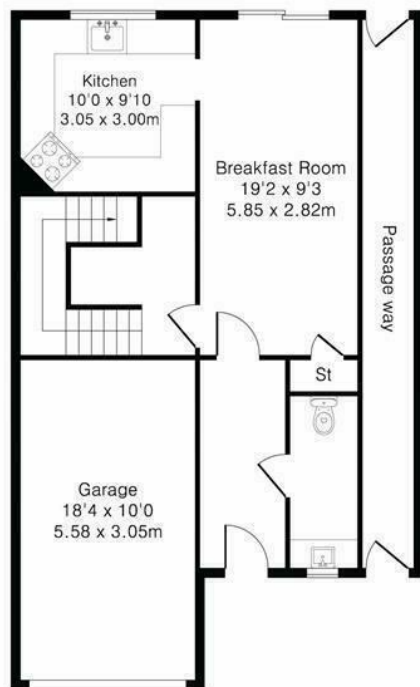
Approximate Gross Internal Area 1780 sq ft – 166 sq m

Ground Floor Area 581 sq ft – 54 sq m

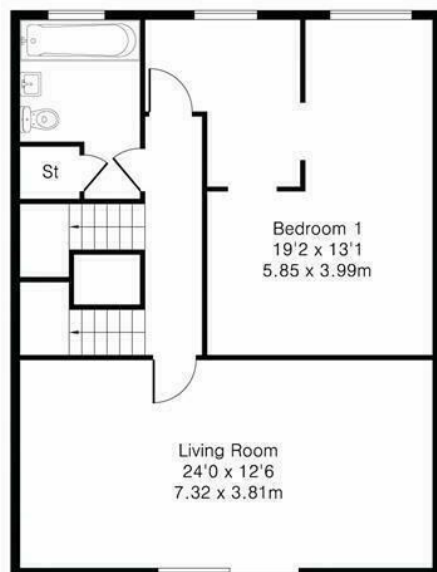
First Floor Area 741 sq ft – 69 sq m

Second Floor Area 458 sq ft – 43 sq m

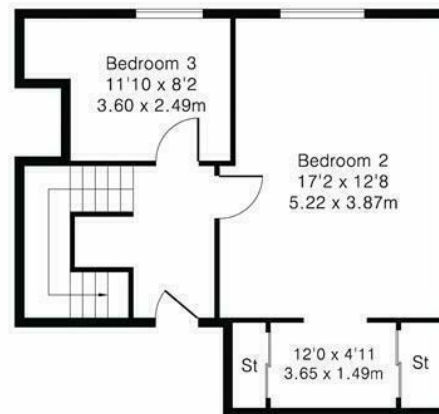
Garage Area 183 sq ft – 17 sq m



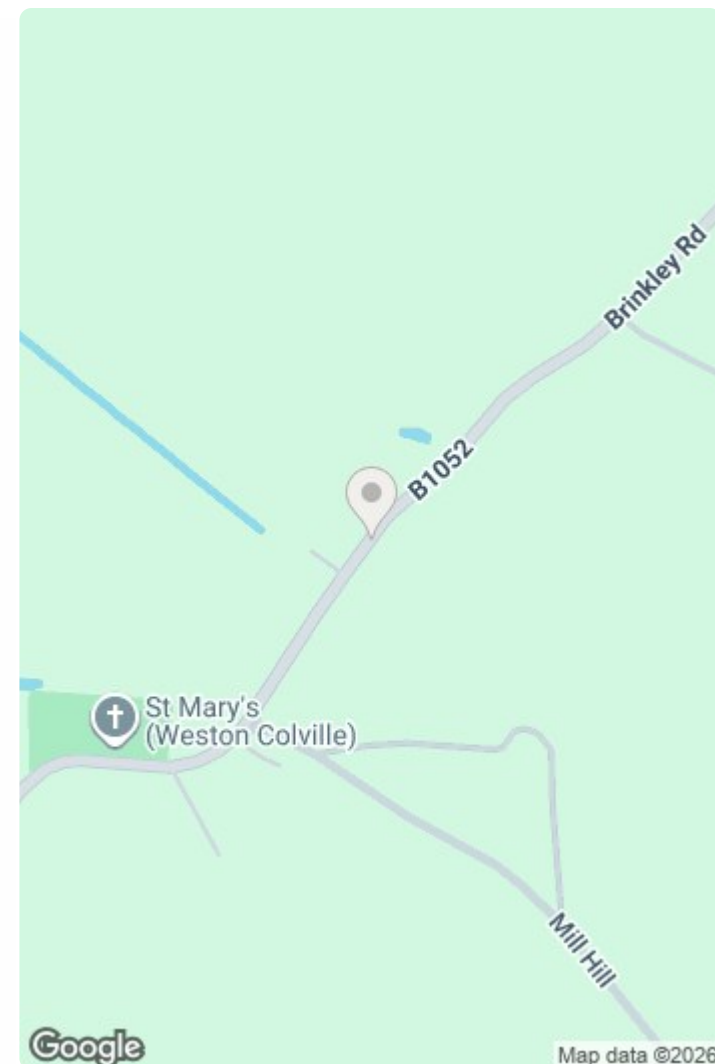
Ground Floor



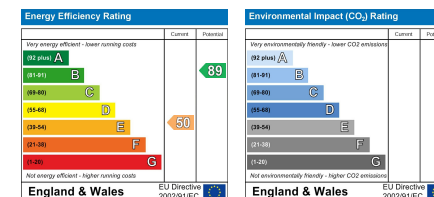
First Floor



Second Floor



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