Meadow Walk, Great Abington, CB21 6AZ

CHEFFINS

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Meadow Walk

Great Abington,
CB21 6AZ

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Guide Price £750,000

- A Most Stylish Detached Residence Constucted in 2017
- Highly Versatile Acommodation Across 2,100sqft (Approx.)
- High Specification Kitchen/Dining Room
- Well Proportioned Sitting Room With Bi-Folds Out Onto Garden
- Expansive Entrance Hall With Cloakroom & Utility
- Private Low Maintenance Garden
- Garage Built With Insulation And Ample For Conversion (STP)
- Quiet Cul-De-Sac Position

A truly stunning and impeccably designed detached residence of exceptional quality, offering approximately 2,067 sq.ft. of versatile and well-proportioned accommodation. Architecturally crafted to the highest standards, this striking home occupies a superb tucked-away position within a highly sought-after and desirable cul-de-sac, just moments from the heart of the village.

LOCATION

Meadow Walk in Great Abington is a highly desirable residential location that perfectly balances countryside charm with modern convenience. Nestled in the picturesque South Cambridgeshire countryside, this peaceful village setting offers a strong sense of community while providing excellent access to essential amenities. Residents can enjoy the convenience of the Three Tuns pub, a welcoming spot for food and drink, as well as the Great Abington Primary School, which is well-regarded among families. The nearby Abington Institute serves as a hub for community events and activities, fostering a close-knit village atmosphere. For everyday essentials, the Abington Stores and Post Office is within easy reach, while more extensive shopping and dining options can be found in Cambridge, just a short drive away. Outdoor enthusiasts will appreciate the scenic walking and cycling routes along the River Granta, as well as the beautiful green spaces surrounding the village. The nearby Granta Park provides additional recreational facilities and is home to several leading science and technology companies, making the area particularly appealing to professionals. Despite its rural charm, Meadow Walk is exceptionally well-connected. The village enjoys easy access to the A11 and M11, providing swift links to Cambridge, Saffron Walden, and London. Nearby rail connections at Whittlesford Parkway and Great Chesterford offer efficient train services for commuters.

PANELLED GLAZED ENTRANCE DOOR
with double glazed windows either side leading into:

ENTRANCE HALL
with wood effect Karndean flooring throughout, centrally positioned stairs rising to first floor accommodation with engineered oak newel post with glazed balustrades, understairs storage cupboard, wall mounted underfloor heating controls, inset LED downlighters, engineered wood panelled doors providing access into respective rooms.

CLOAKROOM
comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap both of which have a tiled surround, wall mounted storage cupboard underneath the wash hand basin, tiled upstand, wood effect flooring, inset LED downlighters, extractor fan.

KITCHEN
A most stylish and well appointed space and comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with a stone work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 5 ring AEG induction hob with extractor hood above, adjacent to this is an integrated double oven with microwave combi grill and standard oven, integrated full height fridge/freezer, further pull-out pantry stores and storage units, stone work surface over the peninsular creates a breakfast bar, further integrated appliances include integrated dishwasher, stone tiled flooring, inset LED downlighters and opening through into Dining Area with continuation of the stone flooring, inset LED downlighters, set of double glazed bi-folding doors leading out to garden, internal panelled glazed bi-folding doors leading through into:

SITTING ROOM
with inset LED downlighters, wall mounted underfloor heating controls, double glazed window overlooking garden, set of double glazed bi-folding doors leading out onto patio.

UTILITY ROOM
comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashbacks, space and plumbing for washer and dryer, wood effect Karndean flooring, further storage cupboard housing pressurised hot water cylinder, inset LED downlighters, extractor fan.

BEDROOM 1
with inset LED downlighters, wall mounted underfloor heating controls, double glazed window to side aspect, panelled engineered wood door leading into:

ENSUITE SHOWER ROOM
comprising a three piece suite with large shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawer underneath wash hand basin, tiled upstand, heated towel rail, inset LED downlighters, extractor fan, wood effect flooring, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2
with wall mounted underfloor heating controls, set of LED downlighters, double glazed window overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM
comprising a three piece suite with large shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawer underneath wash hand basin, tiled upstand, heated towel rail, inset LED downlighters, extractor fan, wood effect flooring, double glazed window fitted with privacy glass out onto rear aspect.

ON THE FIRST FLOOR

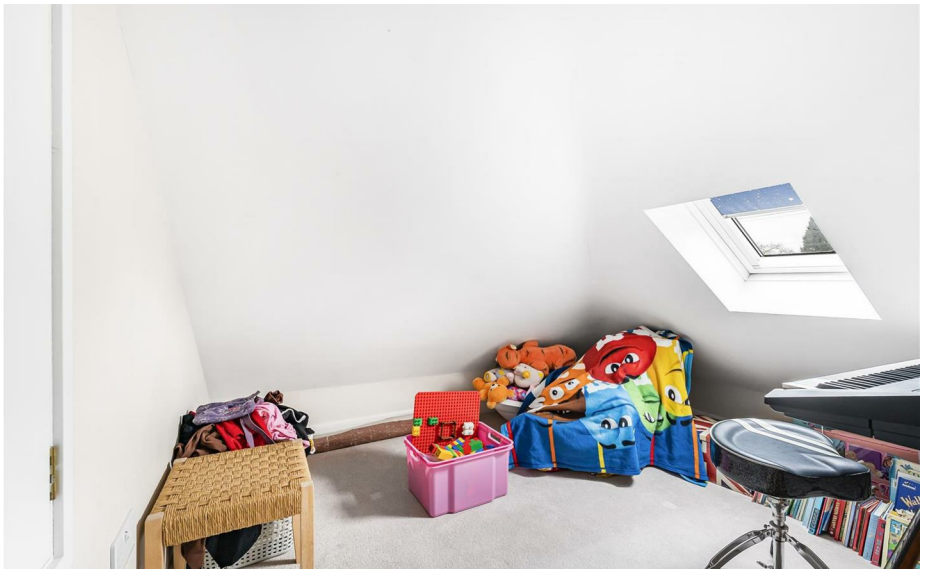
LANDING
with door leading through into eaves storage, radiator, wall mounted thermostat, inset LED downlighters, skylight, doors leading into respective rooms.

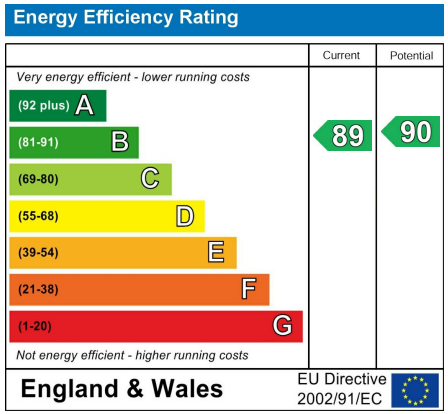
BATHROOM
comprising a four piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, large walk-in shower cubicle, wall mounted shower head and additional shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawer underneath wash hand basin, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, Velux skylight with fitted blind.

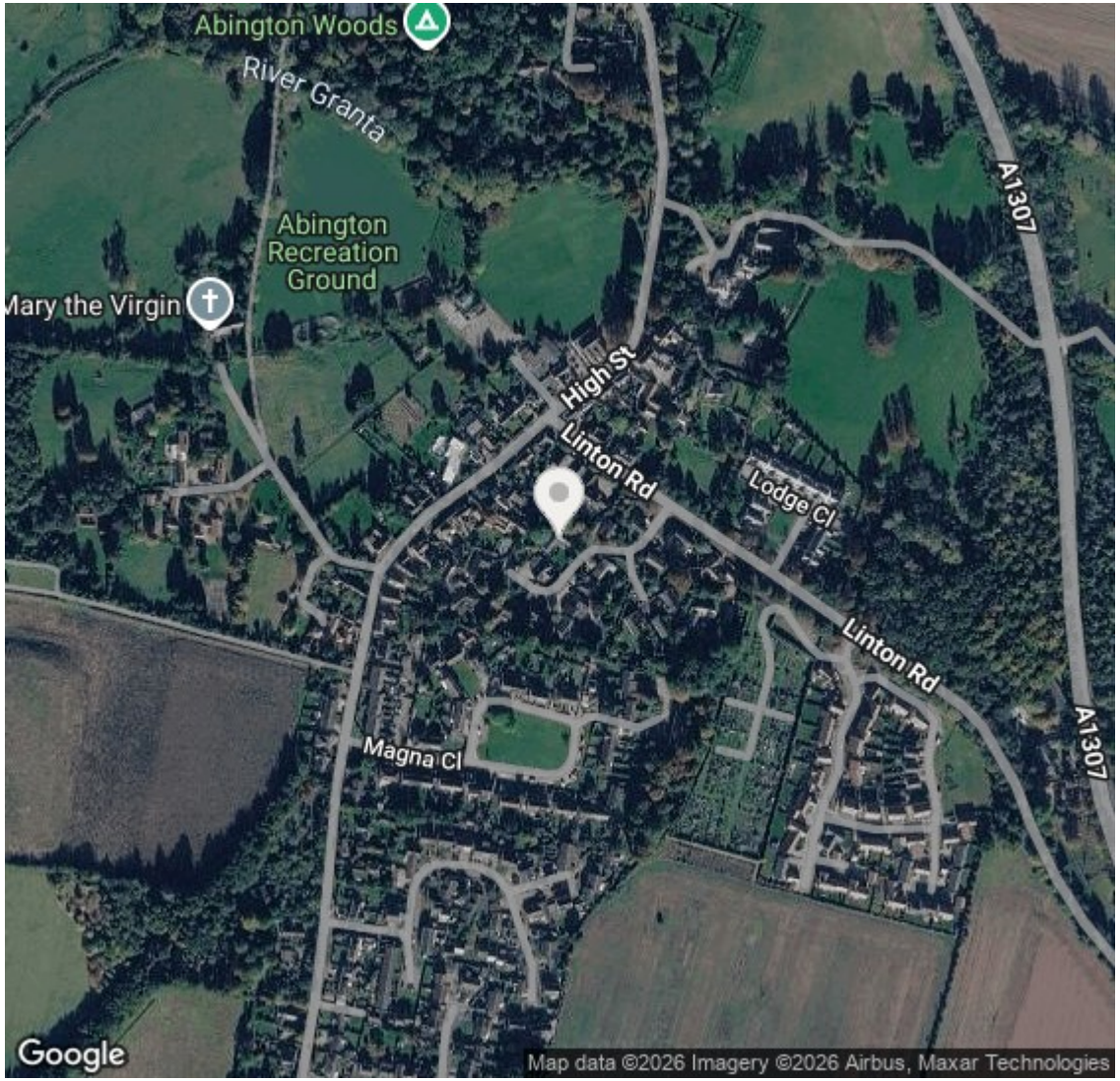
BEDROOM 3
with eaves storage cupboards, radiator, inset LED downlighters, double glazed window to front aspect, panelled door leading through into walk-in wardrobe with fitted railings and shelving, inset LED downlighters, radiator, Velux skylight with fitted blinds.

PLAYROOM/OFFICE
with radiator, Velux skylight, storage cupboard.

OUTSIDE
To the front of the property there is an extensive pebblestone courtyard style parking and turning area adjacent to which is a GARAGE with light and power and automatic up and over roller door and door to rear aspect. Directly to the rear of the garage there is a pebblestone courtyard style area with oil storage tank and to the side there is an external oil fired boiler. There is a paved pathway leading to the rear of the property leading around the rear of the property to the main garden area which is mainly laid to lawn and is enclosed by a feature brick wall and also incorporates a further large paved terrace. Gated access from the garden leads to the courtyard style area to front.







Guide Price £750,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire

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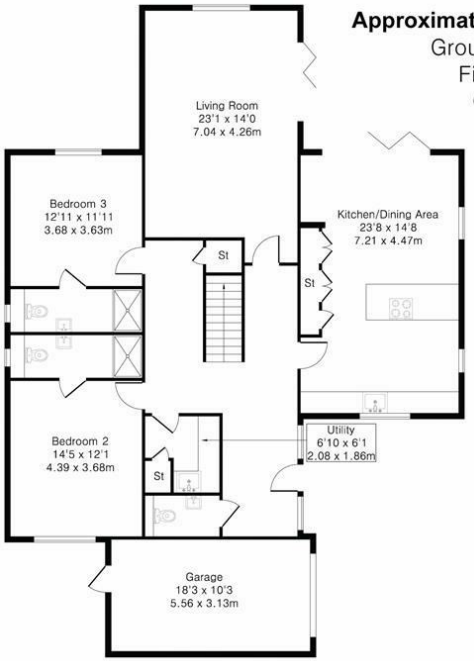
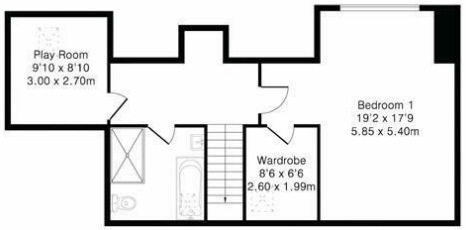
Approximate Gross Internal Area 2067 sq ft - 192 sq m
Ground Floor Area 1454 sq ft – 135 sq m
First Floor Area 613 sq ft – 57 sq m
Garage Area 187 sq ft – 17 sq m



Ground Floor



First Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Certified Property Measurer

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.
More details can be found at: https://www.gov.uk/stamp-duty-land-tax.
For more information on this property please refer to the Material Information Brochure on our website.

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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.

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