

New Road, Haslingfield, CB23 1LR

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Haslingfield,
CB23 1LR

4 1 2

Guide Price £750,000



- Detached
- Popular Village Location
- Local village school and catchment for Comberton secondary school
- Four Bedrooms
- Open Plan Kitchen/Diner
- Private Rear Garden set in 0.25 acre
- Garage and Driveway Parking
- Easy access to Addenbrookes and well placed for commuters

A stylish and contemporary four bed detached home positioned in an enviable village location. The property enjoys bright and well proportioned living accommodation throughout together with generous gardens and adjoining countryside views. The property benefits from garage and provides scope for further enlargement STP and has planning approved for ensuite and extended principal bedroom.









LOCATION

Haslingfield is a pleasant village situated 8 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a public house, primary school, churches, village hall and shop with post office. Further amenities are available in the nearby villages of Harston and Barton.

FRONT DOOR
into:

ENTRANCE HALL
tiled floor, stairs leading to first floor, storage cupboard underneath stairs, door into:

DOWNSTAIRS W C
windows to front aspect, low level w.c., ceramic wash basin with vanity cupboard space beneath, tiled floor.

RECEPTION/LIVING ROOM
with double glazed windows to the front aspect, engineered oak flooring, sliding doors into:

PLAYROOM/SNUG
with triple aspect to both sides and rear overlooking garden, French doors to the side aspect leading directly into the garden, engineered oak flooring.

KITCHEN/DINER
dual aspect, bi-fold doors to the rear and double glazed windows to the front aspect, wash basin, island with low level units, tiled floor, integrated oven with grill above, integrated dishwasher, integrated washing machine and dryer, 4 ring induction hob with extractor fan.

ON THE FIRST FLOOR

LANDING
windows to the rear aspect, doors to respective rooms.

BEDROOM 1
windows to the front aspect, integrated wardrobes and door to:

BEDROOM 2
windows to the front aspect and built-in double storage cupboard, door to:

BEDROOM 3
windows to the rear aspect, integrated double wardrobes, door to:

BEDROOM 4
windows to the front aspect, double wardrobes.

FAMILY BATHROOM
with obscure windows to the front aspect, tiled floor, low level w.c., ceramic wash basin with vanity cupboard space beneath, heated towel rail, panelled bath with shower above, part tiled wall.

OUTSIDE
To the front block paved driveway with parking for several vehicles, INTEGRAL GARAGE with up and over door and power supply. Front garden is predominantly lawn with a range of mature shrubs and hedges bordering, gated side access.

Generous size rear garden predominantly laid to lawn, part patio, range of mature shrubs and trees bordering, detached timber storage shed and to the rear aspect adjoining countryside views, timber fences bordering on both sides.







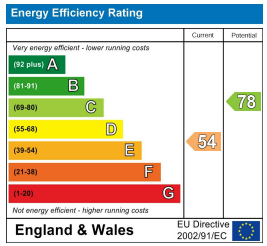








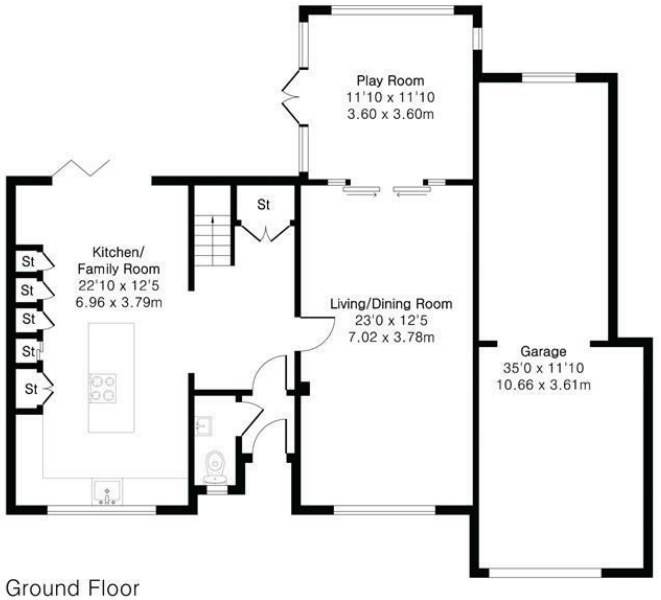


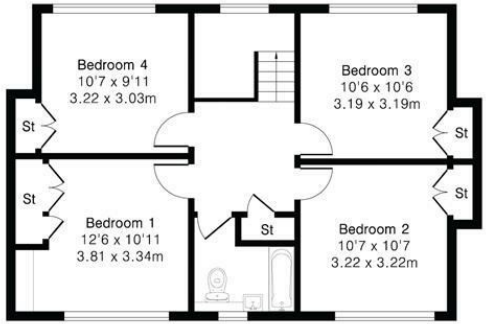


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Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1551 sq ft - 144 sq m (Excluding Garage)

Ground Floor Area 881 sq ft – 82 sq m
First Floor Area 670 sq ft – 62 sq m
Garage Area 366 sq ft – 34 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.

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