

The Rookery, Balsham, CB21 4EU

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Balsham,
CB21 4EU

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Guide Price £425,000

A four bedroom detached property extending to approximately 1239sqft and arranged over two floors, the property would benefit from sympathetic modernisation throughout and finishing of the extension. The property further benefits from a generous wrap around garden, off-road parking and garage and is located close to local amenities and transport links.











LOCATION

Balsham lies just over 10 miles to the south east of Cambridge, and benefits from an excellent range of local amenities including its own primary school, delicatessen/coffee shop, stores/post office, fine church, two inns and recreation ground. 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 access point is at Duxford (Junction 10).

FRONT DOOR
leading into:

ENTRANCE HALL
with parquet flooring, downlight, radiator, stairs leading to first floor and access into various rooms including sliding glass door into:

SITTING/DINING ROOM
carpeted, two radiators, downlights, upvc double glazed window overlooking the front of the property, two upvc double glazed sliding doors leading out onto the rear garden feature fireplace with electric fire.. Dining room also carpeted and has one of the upvc double glazed sliding doors out onto the garden.

KITCHEN
with a range of floor and wall units, laminate worktop, integrated 4 ring Bosch electric hob with extractor fan, one and half stainless steel sink and drainer with mixer tap, integrated Bosch dishwasher, integrated Bosch oven and grill, tiled effect laminate flooring, upvc double glazed windows overlooking rear garden, part tiled walls.

UTILITY ROOM
with continuation of the tile effect laminate flooring, a range of floor and wall units with laminate worktop, upvc double glazed window overlooking side of the property, upvc double glazed door leading out onto rear garden, one and a half stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, boiler, downlight.

DOWNSTAIRS W C
with tile effect laminate flooring, low level w.c., wash hand basin with storage cupboard beneath, upvc double glazed frosted window overlooking the front of the property.

DOWNSTAIRS STORE
store with concrete flooring, upvc double glazed window overlooking the front of the property, upvc double glazed sliding doors leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed window overlooking front of the property, access into loft space, airing cupboard containing hot water tank and access into various rooms including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, built-in wardrobes with hanging rails and shelving.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, built-in wardrobes with shelving and coat hanging rails and further overhead storage.

BEDROOM 3
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight.

BEDROOM 4/STUDY
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

UPSTAIRS STORE
with upvc double glazed windows overlooking both the front and rear of the property, electric, lighting, timber floorboards.

BATHROOM
three piece suite comprising of walk-in shower, low level w.c., wash hand basin, two upvc double glazed frosted windows overlooking both the front and side of the property, radiator, wood effect laminate flooring, electric heater, downlight.

OUTSIDE
The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn with borders containing hedges and a variety of shrubs. There is also side access into a side garden which is walled with raised beds and shingle.

Rear garden is west facing with terrace area perfect for outside seating and al fresco dining. The garden wraps around the property and the property sits centrally within the plot. The gardens are predominantly laid to lawn with borders containing a variety of shrubs, hedges and trees. The garden is enclosed via walls to one side and timber fencing to the remainder. GARAGE with personal door from rear garden, concrete base, up and over door, power and lighting, work bench.









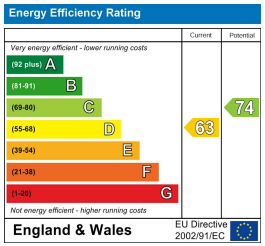








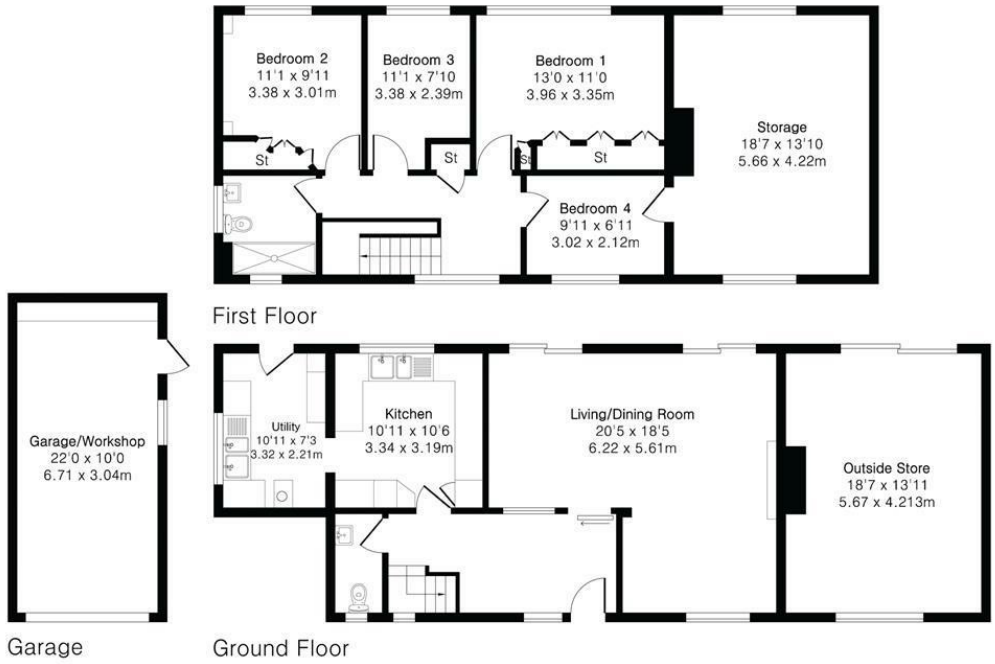




Guide Price £425,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1239 sq ft - 116 sq m
(Excluding Garage & Storage Area)

Ground Floor Area 663 sq ft – 62 sq m
First Floor Area 576 sq ft – 54 sq m
Garage Area 220 sq ft – 20 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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