



The Rookery, Balsham, CB21 4EU

CHEFFINS

## The Rookery

Balsham,  
CB21 4EU

An exciting opportunity to acquire an exceptionally well proportioned and substantially extended modern semi-detached house providing cleverly designed and versatile living accommodation ideally suited to a family looking for such outstanding space and flexibility. The property also has the benefit of a courtyard style parking area to front and further recessed parking space plus a former garage store and delightful enclosed rear garden.

4 2 2

**Guide Price £499,000**





## LOCATION

The property occupies a delightful corner plot towards the end of a highly regarded cul-de-sac which is part of a popular residential development in this most desirable South Cambridgeshire village. Balsham provides an extensive range of local amenities including a primary school, post office/stores, delicatessen/coffee shop, fine church and two inns plus recreation ground with bowls club and children's play area adjacent. More extensive amenities are available in the nearby village of Linton and the university City of Cambridge is about 10 miles distant.

## ENTRANCE DOOR

to:

## ENTRANCE LOBBY

with tiled flooring and door to:

## ENTRANCE HALL

with natural wood style flooring, staircase to first floor with built-in storage cupboard beneath, further deep built-in cloaks/storage cupboard, sealed unit double glazed window to side aspect and radiator. Door to:

## CLOAKROOM

with low level WC, pedestal wash hand basin with tiled splashback, part panelled walls, extractor fan, wall mounted radiator/towel rail and natural wood style flooring.

## LIVING ROOM

a well-proportioned reception room featuring an attractive decorative fireplace with marble hearth and wood burning stove, full height sealed unit double glazed windows to front aspect, natural wood style flooring and opening through to:

## DINING ROOM

with double radiator, natural wood style flooring and folding glazed doors leading to:

## GARDEN ROOM

a particularly light and airy addition with a high semi-vaulted ceiling incorporating two sealed unit double glazed Velux windows, natural wood style flooring and a triple aspect of sealed unit double glazed windows enjoying delightful views over the rear gardens. A pair of full height sealed unit double glazed doors lead to a covered timber deck and gardens. Door to:

## UTILITY ROOM

fitted with a butler sink with mixer taps and cupboards beneath, extensive range of base units with work surfaces over, space and plumbing for appliances, range of wall mounted storage cupboards, part ceramic tiled walls and further upright storage cupboard. Contemporary style wall mounted radiator/towel rail and door to walk-in shelved pantry. Sealed unit double glazed stable door leading to the terrace and rear gardens and opening through to:

## KITCHEN/BREAKFAST/FAMILY ROOM

superbly fitted with an inset sink unit with mixer taps and cupboards beneath,

complemented by an extensive range of base units comprising work surfaces with cupboards and drawers below. Fitted with a classic range style cooker with four ring ceramic hob and ovens beneath, with contemporary style extractor hood above and ceramic tiled splashbacks. Space and plumbing for dishwasher, additional appliance space, fitted breakfast bar and recess suitable for a large American style fridge freezer. Sealed unit double glazed windows to front, side and rear aspects.

## FIRST FLOOR

### LANDING

with radiator, trap door and loft ladder to roof space, and built-in airing cupboard housing hot water cylinder.

### BEDROOM 1

with fitted shelving to recess, sealed unit double glazed windows to side and rear aspects. Door to:

### EN SUITE BATHROOM/SHOWER ROOM

fitted with a freestanding bath with mixer tap shower attachment set on ball and claw feet, pedestal wash hand basin with wall mirror above and ceramic tiled surrounds, low level WC and large walk-in shower area with glazed screen and wall mounted shower unit. Sealed unit double glazed windows with frosted glass to side and front aspects, wall mounted radiator/towel rail and natural wood style flooring.

### BEDROOM 2

with radiator, fitted wardrobe and additional wardrobe recess, sealed unit double glazed window to rear aspect.

### BEDROOM 3

with radiator, wardrobe-style recess and sealed unit double glazed window to front aspect.

### BEDROOM 4

with radiator and sealed unit double glazed window to rear aspect.

### FAMILY BATHROOM

fitted with a suite comprising bath with wall mounted and fixed head shower units above, ceramic tiled walls, glazed shower screen, pedestal wash hand basin and low level WC. Sealed unit double glazed window with frosted glass to front aspect and contemporary style wall mounted radiator/towel rail.

### OUTSIDE

To the front of the property there is an extensive block paved courtyard style

parking area together with a tarmac driveway, shared with the neighbouring property (Number 44), which in turn leads to a further courtyard style area and additional off street parking to the side. This area also provides space for bins and an oil storage tank.

Gated side access leads to a wide side passageway and into the rear gardens.

To the side of the property there is a garage, currently utilised as a workshop/store, with side door access. Adjacent to this is an open storage area with timber decking.

The delightful and generous rear gardens are principally laid to lawn with well stocked borders and a variety of mature shrubs. Immediately adjoining the property is a paved patio area and a covered timber deck, ideal for seating and entertaining. There is also a large paved alfresco dining area with an open timber covered structure above.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £499,000

Tenure - Freehold

Council Tax Band - E

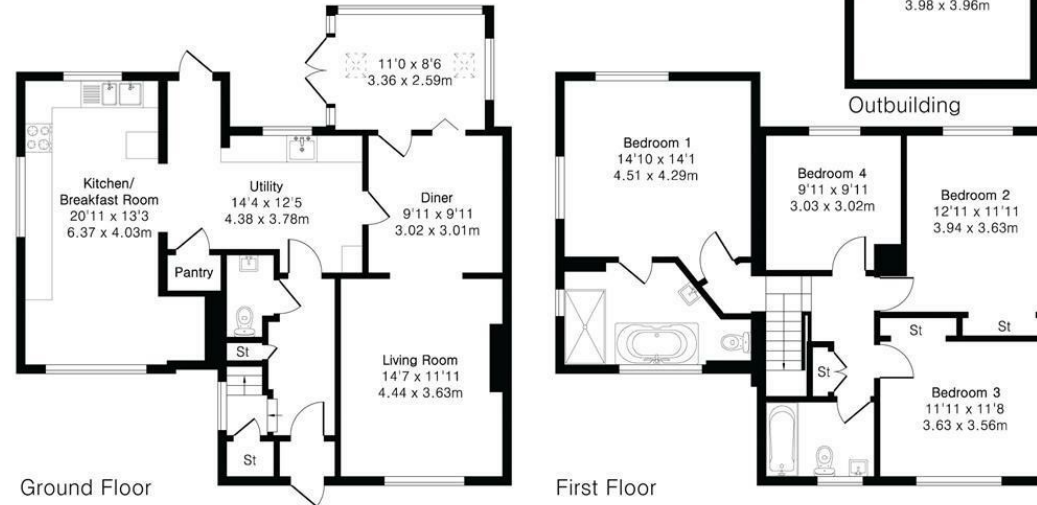
Local Authority - South Cambridgeshire District Council

## Approximate Gross Internal Area 1730 sq ft - 161 sq m (Excluding Outbuilding)

Ground Floor Area 915 sq ft - 85 sq m

First Floor Area 815 sq ft - 76 sq m

Outbuilding Area 260 sq ft - 24 sq m



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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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.