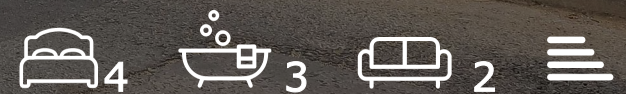




47 Church Street, Haslingfield,
Cambridge, CB23 1JE

Guide price £650,000



47 Church Street

Haslingfield, CB23 1JE

- Individual brand new home
- Almost 2000 sq. ft
- EPC rating A
- 6 year architect warranty
- No chain

A well planned, stylish 4 bedroom home of almost 2,000 sq.ft, carefully designed and finished to provide versatile, easy to run accommodation, in a non-estate position with parking.

Situated on the edge of this popular village and with a broad frontage to the road, this individual and attractive family home provides flexible space across three floors.

The ground floor offers a good-sized living room with a triple aspect and double doors to the rear garden, and a fireplace with space for a wood burner is desired. The kitchen/dining/family room is lovely and bright with windows to two aspects and a door to the side garden. The kitchen area is well-appointed with attractive units and quartz worktops, including a butler-style sink. Appliances are integrated and include a dishwasher, fridge freezer, oven, hob and extractor. There is also a useful pantry cupboard. A utility room and cloakroom with WC complete the ground floor.

On the first floor, there are three good-sized bedrooms; bedroom two has a





built-in wardrobe and an en-suite shower room. The family bathroom has a separate shower enclosure.

The second floor is devoted to a fabulous principal suite with a landing area, opening to a dressing room with extensive fitted and built in storage, which leads to the bedroom, which is a good size and has Velux roof lights. The en-suite shower has a large walk-in shower and twin basins. There is also extensive eaves storage space.

The bathrooms are all finished with quality sanitaryware, marble-effect tiling, and towel rails.

The house has gas central heating, double glazing, solar panels, aluminum rainwater goods, a six-year architect's warranty and an expected EPC rating of A.

The front garden is wide, lawned and has estate railings. The driveway is paved and provides space for two cars. A gate leads to the side and rear garden, which is small but extremely well laid out to provide privacy. There are two patio areas, a new lawn and attractive fencing.

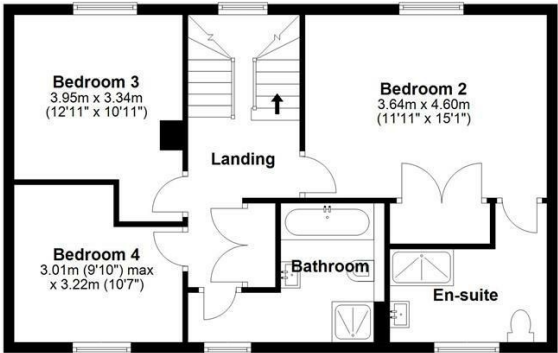
What3words: ///juggled.sourcing.pebbles

Agents' note: One of the sellers is a relative of an employee of Gray and Toynbee.



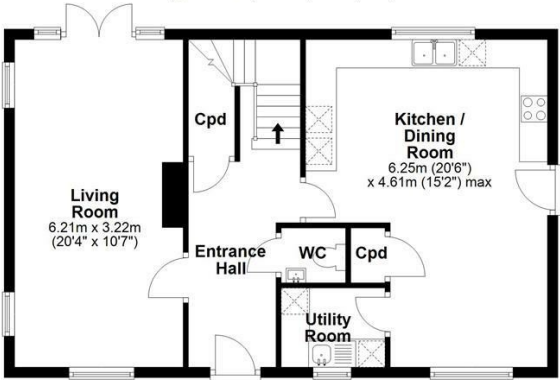
First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



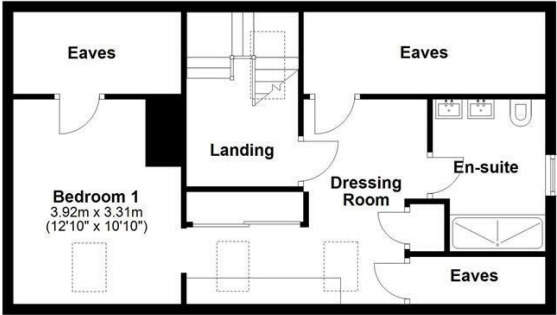
Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



Second Floor

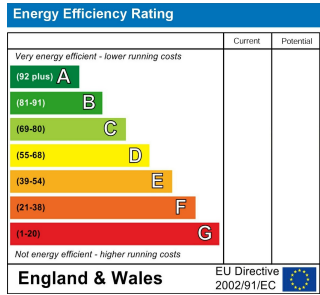
Approx. 56.6 sq. metres (609.5 sq. feet)



Total area: approx. 184.3 sq. metres (1984.0 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: New Build

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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