

54 Abbey Street, Ickleton
CB10 1SS

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54 Abbey Street

Ickleton | Cambridgeshire | CB10 1SS

Guide Price £550,000

- A wonderful, three bedroom semi detached property
- Two reception rooms, one with log burner
- Generous open plan kitchen/dining room
- Three good size bedrooms
- A large loft room with light and power
- Attractive gardens with countryside views
- Off road parking
- EPC: D







The Property

A deceptively spacious, beautifully presented three-bedroom semi- detached character home which has been improved by the current owners, located in the heart of Ickleton. Benefiting from off road parking, good size rear garden and uninterrupted countryside views.

The Setting

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

The Accommodation

In detail the property comprises a dual aspect living room with stairs rising to the first floor, exposed brick fireplace, alcove shelving while opening into a second reception room. A charming room with exposed fireplace with inset log burner, window looking into the kitchen and door into an inner hallway. The vaulted bathroom comprises bath with shower attachment, corner shower enclosure, W.C, wash hand basin, heated towel rail, two Velux lights and underfloor heating. The superb open plan kitchen/dining room is filled with natural light from two Skylights and is fitted with a







matching range of eye and base level units with wooden worksurface over. There is space and plumbing for appliances, two built in storage cupboards and two doors provide external access.

The first-floor landing provides access to three bedrooms. The principal bedroom has a sash window to front aspect, cast iron fireplace and door providing access to the loft room, a versatile room with Velux windows, light and power connected. Bedroom two is a good size room with window to rear aspect and cast-iron fireplace. A third good size room has a window to rear aspect.

Outside

The front of property is enclosed by a flint wall with gravelled driveway providing off road parking with the remainder of the garden laid to lawn with gated side access. The attractive rear garden is laid predominantly laid to lawn with wonderful countryside views and mature shrub borders and raised beds. A patio area provides an ideal space for outdoor entertaining with timber pergola and shed.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi - Detached

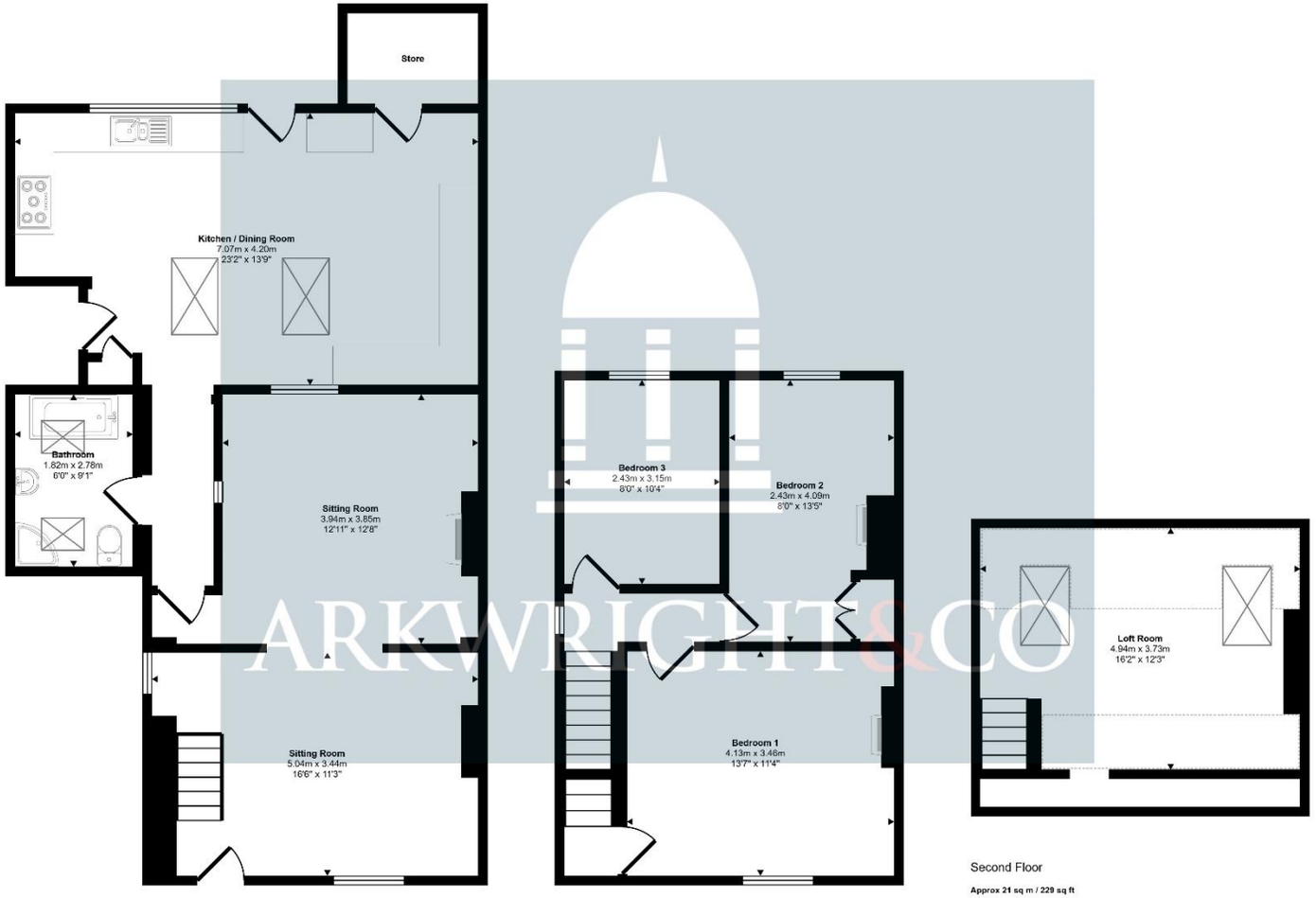
Property Construction – Part timber, part bricked with tiled roof

Local Authority – South Cambridgeshire District Council

Council Tax - D



Approx Gross Internal Area
135 sq m / 1456 sq ft



Ground Floor
Approx 76 sq m / 815 sq ft

First Floor
Approx 38 sq m / 412 sq ft

Second Floor
Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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