



**5, Spicers Close, West Wrating CB21 5NL**  
**Guide Price £695,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# 5 Spicers Close, West Wratting CB21 5NL

An impressive modern and detached family home standing within this select development and located in this sought after village and in catchment of sought after primary and secondary schools.

Cleverly planned and offering light and airy rooms throughout, this property boasts sizeable rooms to include entrance hall, living room, sitting room, study, kitchen/dining room, utility room, four bedrooms (ensuite to master) and a family bathroom. Also benefitting from solar panels.

Externally the property offers extensive driveway providing ample parking, with EV charger, detached double garage and a delightful fully enclosed rear garden with a lovely open view to rear overlooking open fields.

Sold with the added benefit of NO CHAIN.

## Entrance Hall

Doors leading to living room, kitchen/dining room, study and cloakroom. Understairs cupboard and stairs rising to first floor.

## Kitchen/Dining Room

25'11" x 10'8"

Fitted with a range of eye and base level cupboards with wooden working surfaces over. Ceramic sink and drainer with mixer tap over. Integrated dishwasher, double oven, induction hob with extractor hood and microwave. Space for an American style fridge/freezer. Ample space for dining furniture and seating. French doors leading to rear garden. Windows to side and rear aspects. Two radiators.

## Utility Room

7'10" x 6'1"

Fitted with storage cupboards, sink with taps over, water softener, space and plumbing for washing machine. Door to side aspect.

## Study

8'9" x 7'10"

Window to side aspect. Radiator.

## Cloakroom

Low level WC and pedestal hand basin. Obscured window to front aspect.

## Living Room

18'10" x 12'9"

Large feature fire place. Window to front aspect. French doors leading to patio. Radiator and door through to:

## Sitting Room

15'10" x 15'9"

Built in storage shelves. Windows to front and rear aspect. Radiator..

## First Floor Landing

With doors leading to all bedrooms and bathroom, two large storage cupboards, one housing hot water cylinder.

## Master Bedroom

13'1" x 10'7"

Fitted wardrobes, built in cupboard and shelving. Windows to rear aspect. radiator and door though to:

## En Suite

With suite comprising low level WC, pedestal hand basin, shower cubicle, panelled bath with shower attachment. Obscured window to side aspect.

## Bedroom 2

11'4" x 9'6"

Fitted wardrobe, Window to rear aspect. Radiator.

## Bedroom 3

11'4" x 9'6"

Fitted wardrobe, Window to front aspect. Radiator.

## Bedroom 4

10'7" x 6'4"

Window to rear aspect. Radiator.

## Bathroom

With suite comprising low level WC with enclosed cistern, hand basin with vanity unit below, shower cubicle, panelled bath. Obscured window to side aspect.

## Outside - Front

Paved driveway providing ample parking. Mature, well kept flower bed and shrubberies. Access to double garage and side gates leading to rear garden.

## Double Garage

18'2" x 17'5"

## Outside - Rear

A delightful fully enclosed rear garden with patio area for seating, lawned areas bordered by mature trees and shrubberies. The garden boasts stunning views overlooking open fields.

## Location

West Wratting is a small picturesque village located 10 miles southeast of Cambridge. The village features traditional English architecture, including ancient churches, cottages, and scenic countryside views, making it a peaceful retreat for residents and visitors alike. West Wratting boasts a close-knit community and a rich history, with local landmarks that reflect its agricultural heritage and longstanding traditions. Benefiting from local Pub 'The Chestnuts', along with school buses to Balsham, Linton and Cambridge. There are active Social Clubs at the Village Hall, and a playing field. Its serene environment and charming atmosphere make it an ideal destination for those seeking to experience authentic rural English life.

## Property Details

EPC - B

Tenure - Freehold

Council Tax Band - F (South Cambridgeshire)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 1720 SQM

Parking - Driveway and Double Garage

Electric Supply - Mains & Solar

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired central heating, open fire, electric.

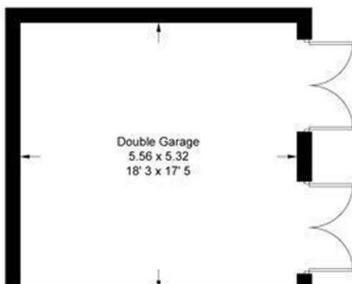
Broadband Connected - TBC

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

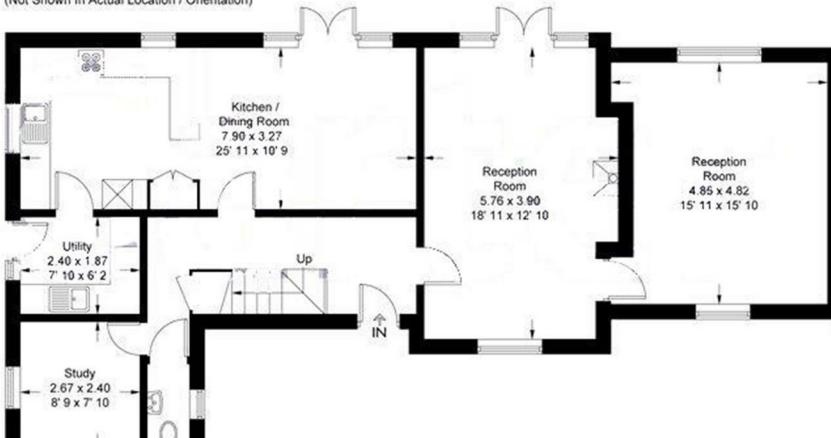


# Spicers Close

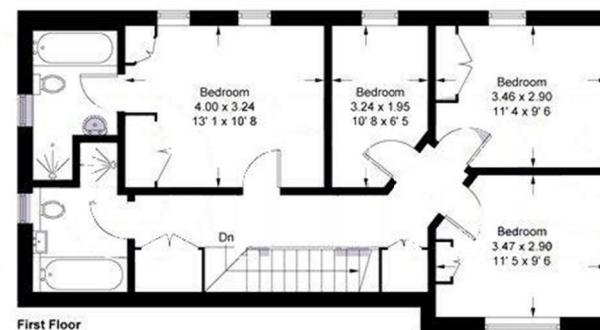
Approximate Gross Internal Area = 1718 sq ft / 159.7 sq m  
 Double Garage = 325 sq ft / 30.2 sq m  
 Total = 2043 sq ft / 189.9 sq m



(Not Shown In Actual Location / Orientation)



Ground Floor  
1035 sq ft / 96.2 sq m



First Floor  
683 sq ft / 63.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

- **Impressive Family Home**
- **Light And Airy Rooms Throughout**
- **Open Plan Kitchen/Dining Room**
- **4 Bedrooms**
- **Ensuite Bathroom To Master**
- **Extensive Driveway**
- **Detached Double Garage**
- **Fully Enclosed Rear Garden**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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