

Bush & Co.



1 Strympole Way, Highfields Caldecote,  4  3  4  



Guide Price £600,000 Freehold

About the Property

Highfields Caldecote is a more recent addition to the adjoining village of Caldecote which dates back several hundred years. It is conveniently located around 6 miles to the West of Cambridge with good transport links to the A428, A14 and M11. There are many local amenities including a village hall, sports pavilion, tennis court and social club as well as a nearby petrol station with convenience store. A well regarded primary school sits within the village and it is located in the highly prized catchment of Comberton village college secondary school. Further shops, supermarkets and food outlets are found 3 miles away in nearby Cambourne.

The property is a link detached house, occupying a corner plot, with unusually spacious accommodation and benefitting from being sold without a chain.

The spacious hallway has stairs to the first floor and a cloakroom with two piece suite and understairs storage. The living room features an open fireplace and double French doors to the garden. There is a well proportioned kitchen/breakfast room which provides ample dining space and storage in addition to an integrated double oven and hob with extractor over and utility room which leads to the garage. There is a further dining/family room as well as separate study.

The first floor landing has an airing cupboard and loft hatch. The capacious principal suite offers an abundance of space with dormer window, additional loft space and twin built in double wardrobes as well as a three piece ensuite bathroom. Bedroom two is another large bedroom with built in wardrobe and four piece ensuite. Bedrooms three and four are also comfortable double rooms, both with built in wardrobes. There is a family bathroom with three piece suite.

Outside - The extensive double garage measures 27'08" x 17'11" and has twin doors, allowing room for two large cars as well as significant storage space. Off street driveway parking is provided for two cars in front of the garage. There is a large corner plot rear garden with lawn, planting and patio area.

Property Highlights

- Spacious Link Detached House
- Popular Village
- Four Double Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Large Principal Bedroom
- Double Garage With Storage
- Corner Plot
- No Upward Chain

Further Information

Tenure - Freehold

Council Tax - Band F

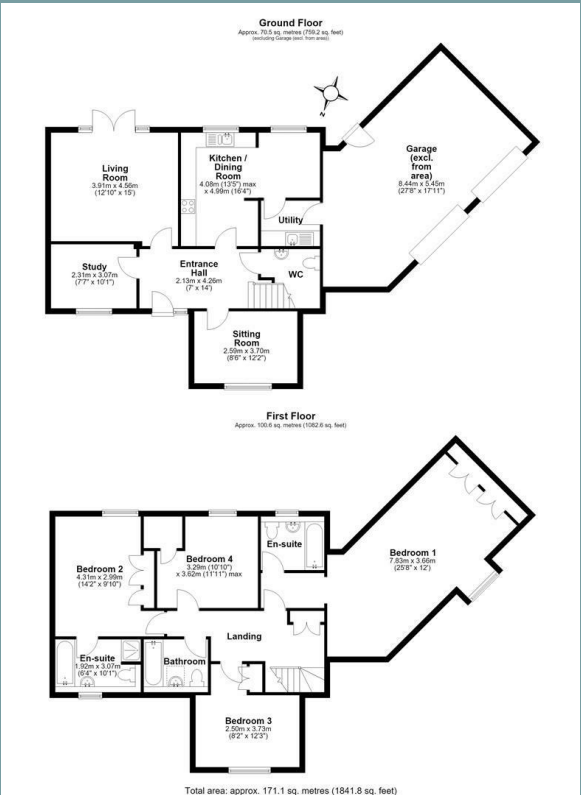
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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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		
	73	80
England & Wales		EU Directive 2002/91/EC 

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Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk

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