

Brockley Road, Elsworth, CB23 4JS

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Elsworth,
CB23 4JS

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Guide Price £325,000

A well presented three bedroom semi-detached property extending to approximately 910sqft and arranged over two floors. The property further benefits from off-road parking as well as a generous rear garden and is located close to local amenities and transport links.











LOCATION

Brockley Road enjoys a pleasant position within the popular village of Elsworth, surrounded by attractive open countryside while remaining conveniently placed for everyday amenities and within the school catchment for Swavesey. The village provides a community shop, primary school, sports facilities, desirable artisan bakery, craft butchery, cafe and farm shop at Frank's farm and welcoming pubs, with further shopping and leisure facilities available in nearby Cambourne, St Ives and Huntingdon. There are regular bus services from Brockley Road, providing access towards Cambridge and St Ives, while road links via the A428 offer convenient connections to Cambridge, the A14 and wider regional destinations. Cambridge city centre is readily accessible for employment, education, shopping and leisure, making Elsworth an appealing choice for those seeking a peaceful village setting without being too far removed from the amenities and facilities of the city.

UPVC FRONT DOOR
into:

ENTRANCE HALL
with doormat inset, radiator, downlight, understairs storage cupboard, stairs leading to first floor, two storage cupboards, overhead storage, coat hanging rail and access into various rooms.

UTILITY AREA
with space and plumbing for washing machine, boiler, upvc double glazed window overlooking side of the property, upvc double glazed door out onto the rear garden.

SITTING ROOM
carpeted, upvc double glazed bay style window overooking front of the property, upvc dual aspect double glazed windows overlooking rear, two radiators, wood burner, wall lights.

KITCHEN/BREAKFAST ROOM
with a range of floor and wall units, timber worktop, integrated Siemens oven and Neff 4 ring induction hob with extractor fan, stainless steel one and a half sink and drainer, integrated Bosch dishwasher and integrated fridge and freezer, integrated Bosch microwave, downlight, laminate floor, radiator, dual aspect with upvc double glazed windows overlooking both the rear and the side of the property,

BATHROOM
three piece suite with bath and shower over, wash hand basin with storage cupboard beneath, w.c., upvc double glazed frosted window overlooking side of the property, laminate flooring, tiled walls, heated towel rail, downlight and extractor fan.

ON THE FIRST FLOOR

LANDING
carpeted, radiator, upvc double glazed windows overlooking front of the property, access into various rooms.

PRINCIPAL BEDROOM
carpeted, upvc double glazed windows overlooking rear garden and fields beyond, radiator, access into loft space which is three quarters boarded with light and access ladder.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear garden and fields beyond, built-in storage cupboards, radiator, downlight.

BEDROOM 3/STUDY
carpeted, upvc double glazed windows overlooking front of the property, radiator, downlight.

OUTSIDE
The property is approached via driveway offering off-road parking. The front garden is predominantly laid to lawn and partially enclosed by timber fencing and hedging, borders containing a variety of shrubs., access gate into rear garden, electric car charging point.

Side access to the front of the property via a timber gate. The rear garden is south east facing and predominantly laid to lawn and fully enclosed via timber fencing. Borders containing a variety of shrubs hedging and trees, pebbledash pathway leading down to outside terrace area perfect for outside seating and al fresco dining. Storage unit as well as further covered outside storage, greenhouse, chicken pen, vegetable beds, a variety of fruit trees, oil tank.



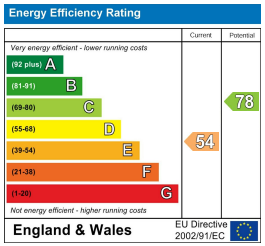








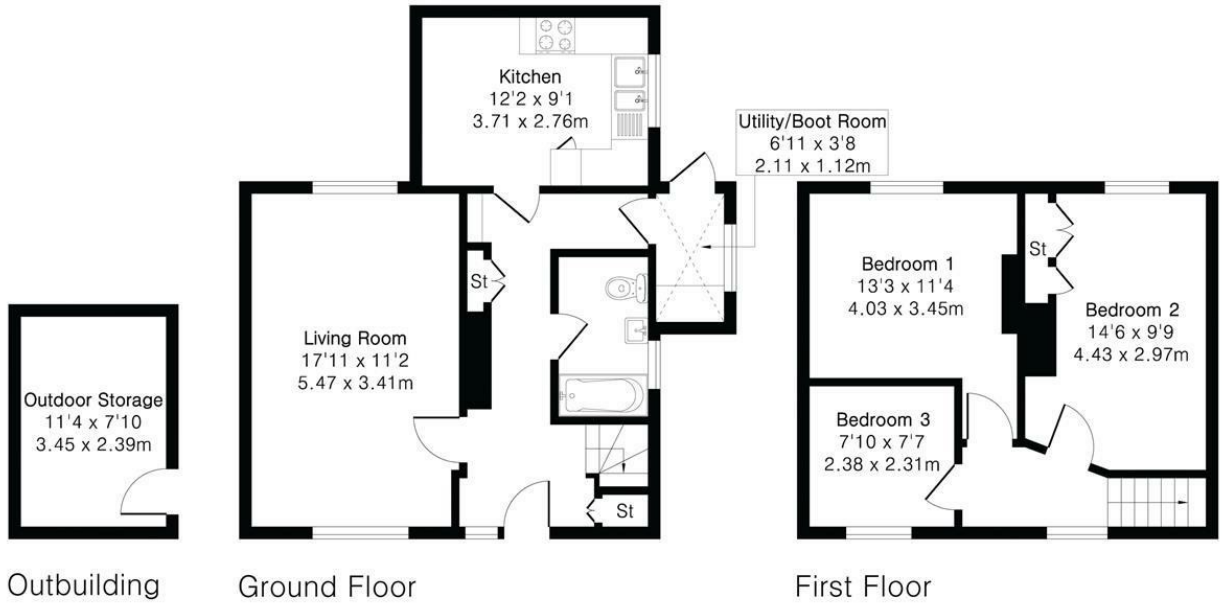




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Tenure - Freehold
Council Tax Band - C
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 910 sq ft - 85 sq m (Excluding Outbuilding)

Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 383 sq ft – 36 sq m
Outbuilding Area 89 sq ft – 8 sq m



PINKPLAN

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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