



Thornbury, Comberton, CB23 7AP

**CHEFFINS**

## Thornbury

Comberton,  
CB23 7AP

A beautifully presented and well proportioned detached modern family home with accommodation extending to about 2000 sqft, including spacious kitchen/dining room and three reception rooms, in addition to enclosed rear gardens as well as detached double garage with driveway to front. This property is being offered with no onward chain.

5 2 3

**Guide Price £850,000**





## LOCATION

The property occupies a desirable position forming part of this small, select development so conveniently placed for access to open countryside as well as the range of local amenities including shops, pub/restaurants, schools, Cambridge City as well as major road and rail links.

**COVERED ENTRANCE**

with outside light, panelled and frosted double glazed entrance door into:

**RECEPTION HALLWAY**

coved ceiling, staircase rising to the first floor, painted timber handrail, newel post and spindles with understairs storage space, radiators, double glazed and frosted window to the front.

**CLOAKROOM**

fitted with white suite comprising pedestal wash hand basin with tiling to splashbacks and mixer tap, comfort height dual flush w.c., heated towel rail/radiator, coved ceiling, double glazed and frosted window.

**LIVING ROOM**

with coved ceiling, fireplace with stone mantel and surround, double panelled radiator, double glazed window to the front, double glazed doors and window to the rear and twin frosted glazed doors from reception hallway.

**FAMILY ROOM**

coved ceiling, radiator, double glazed window to the front and twin frosted glazed doors from reception hallway.

**SITTING ROOM/STUDY**

with coving, radiator, double glazed window to the side.

**KITCHEN/DINING ROOM**

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with rolltop working surfaces with tiling to splashbacks and inset one and a half bowl single drainer stainless steel sink unit with mixer tap, range of fitted appliances including Neff electric double oven, 4 ring electric hob with a brushed stainless extractor above, fitted and concealed Bosch dishwasher,

integral fitted and concealed Neff fridge and freezer, coved ceiling with inset downlighters, double panelled radiator, double glazed window to the rear and side and twin double glazed doors leading out to the garden, floor to ceiling storage cupboard.

**UTILITY ROOM**

rolltop working surfaces, inset single drainer sink unit with mixer tap, plumbing and space for automatic washing machine and space for dryer, rolltop working surfaces, inset single drainer sink unit with mixer tap, HRM wall mounted oil fired boiler providing domestic hot water and central heating system, radiator, panelled and double glazed door leading out to the side.

**ON THE FIRST FLOOR****GALLERIED LANDING**

with painted handrail, newel post and spindles, coving, access to loft space, cupboard housing pressurised hot water cylinder and slatted shelving with a double glazed window to the rear.

**BEDROOM 1**

range of fitted wardrobes to one wall, double panelled radiator, coved ceiling, double glazed window.

**ENSUITE SHOWER ROOM**

large walk-in tiled shower with interchangeable drencher or angled rose shower head, glazed sliding shower screen, wash hand basin with mixer tap, low level dual flush w.c., range of fitted cupboards, dual fuel heated towel rail/radiator, part tiled walls, coved ceiling with inset downlighters and extractor fan, double glazed Velux rooflight.

**BEDROOM 2**

coved ceiling, radiator, fitted wardrobe cupboards, double glazed window to the front.

**BEDROOM 3**

coved ceiling, radiator, double glazed windows to the front, fitted wardrobes.

**BEDROOM 4**

coved ceiling, radiator, fitted wardrobes and double glazed window to the rear.

**BEDROOM 5**

coved ceiling, radiator, double glazed window to the front.

**FAMILY BATHROOM**


fitted with white three piece suite comprising panelled shower bath with mixer tap, separate shower above with interchangeable drencher or angled rose shower head, glazed extending shower screen, wash hand basin with mixer tap, storage cupboards and dual flush w.c., half tiled walls, dual fuel heated towel rail/radiator, coved ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

**OUTSIDE**

The property has a front garden principally laid to lawn, flowering and shrub beds, pathway to front door and side gate leading to the back door/rear garden.

Rear garden enclosed by fencing with a large paved patio area, lawned area, flowering and shrub beds, gated access to the rear leading to a DETACHED DOUBLE GARAGE with driveway to the front, brick elevations underneath a pitched tiled roof, a pair of doors to the front, personal door to the side, power and light connected and eaves storage.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire  
 District Council



**Approximate Gross Internal Area 2013 sq ft - 187 sq m**

Ground Floor Area 999 sq ft – 93 sq m

First Floor Area 1014 sq ft – 94 sq m



[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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

