West Wickham Road, Balsham, CB21 4DZ

CHEFFINS

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Balsham,
CB21 4DZ

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Guide Price £595,000

A most attractive individual detached house, architect designed in a traditional style and originally built in 1997 by J&J Alderton, who specialised in the design and construction of English country homes, which incorporated character features. The property would now benefit from sympathetic updating and improvement but does provide cleverly designed and versatile living accommodation together with a generous courtyard style parking area to front and an open bay cart lodge.

LOCATION

The property occupies a prominent non-estate position within the highly sought after South Cambridgeshire village of Balsham and is within walking distance of a vast range of local amenities including a stores/post office, delicatessen/coffee shop, primary school, 2 inns, a church and recreation ground with children's play area and bowls club adjacent. The university city of Cambridge is about 10 miles away and for the commuter the village is well placed for access to the A11, A14 and M11 motorway as well as main line stations at Whittlesford and Audley End.

ENTRANCE HALL
Entrance door leading into a welcoming entrance hall with natural wood-style flooring, matwell, radiator with decorative cover, staircase rising to the first floor and useful built-in under-stairs storage cupboard.

CLOAKROOM
Fitted with a low-level WC and corner wash hand basin with mixer tap and splashback. Radiator, natural wood-style flooring and extractor fan.

LIVING ROOM
A spacious and characterful reception room featuring a traditional-style fireplace with wood-burning stove set on a stone hearth. Two radiators with decorative covers, moulded cornices to the ceiling and windows overlooking both the front and rear aspects. A pair of full-height glazed doors provide direct access onto the patio and rear garden.

DINING ROOM
Featuring natural wood-style flooring, moulded cornices, radiator with decorative cover and an attractive bay window overlooking the rear garden.

KITCHEN/BREAKFAST ROOM
A well-appointed kitchen/breakfast room fitted with an inset twin-bowl sink unit with mixer tap and wooden work surfaces with cupboards and drawers beneath. Integrated dishwasher, further base units incorporating cupboards and drawers, pull-out vegetable baskets, wall-mounted glass-fronted display cabinets, wine rack and additional wall storage. Integrated double oven. Feature tiled flooring, double radiator and windows overlooking the side and rear aspects. Door leading to:

UTILITY ROOM
Fitted work surface with space beneath for appliances, oil-fired boiler and radiator. Tiled floor, window overlooking the front aspect and stable door providing access to the side passage and outside.

FIRST FLOOR

LANDING
First-floor landing with radiator, trap door and loft ladder providing access to the roof space. Built-in airing cupboard housing the hot water cylinder.

PRINCIPAL BEDROOM
A well-proportioned principal bedroom with radiator, two built-in double wardrobes and window overlooking the rear gardens. Door leading to:

EN SUITE SHOWER ROOM
Fitted with a shower cubicle with wall-mounted fixed-head shower and glazed folding doors, pedestal wash hand basin and low-level WC. Double radiator, window to the front aspect and electric shaver socket.

BEDROOM TWO
Featuring radiator, a range of fitted wardrobes and window overlooking the rear gardens.

BEDROOM THREE
With radiator, double radiator and window overlooking the front aspect.

BEDROOM FOUR
With radiator and window overlooking the rear aspect.

FAMILY BATHROOM
Fitted with a bath with shower attachment and tiled surrounds, pedestal wash hand basin and low-level WC. Double radiator, ceramic tiled floor, electric shaver socket and window overlooking the front aspect.

OUTSIDE

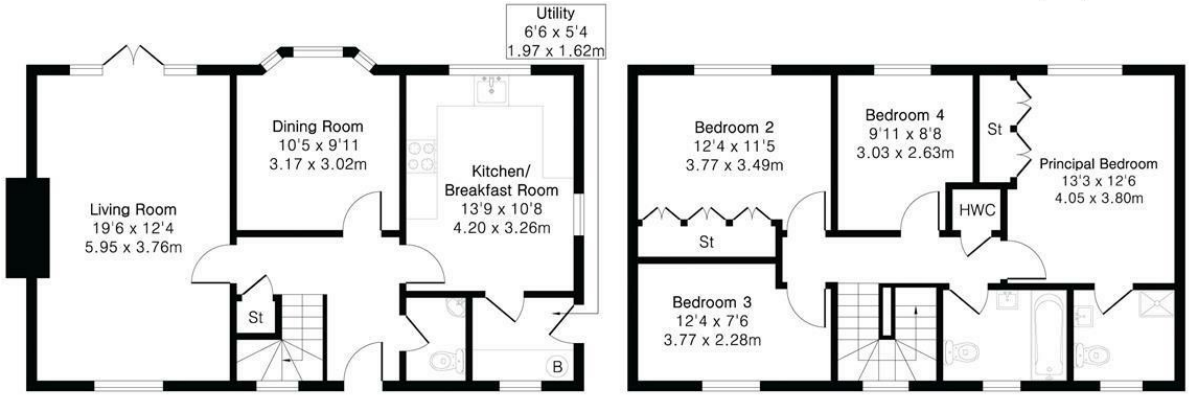
FRONT
The property is approached via a pebblestone courtyard-style frontage providing ample parking and turning space, together with an open-fronted cart lodge. A gated side access leads to a paved pathway providing access to the rear garden and the side of the property. To the opposite side of the house is a recessed area housing the oil storage tank. The frontage is complemented by a variety of established shrubs and hedging.

REAR GARDEN
The enclosed rear garden is a particular feature of the property, being well established with a mature selection of shrubs, bushes and trees creating an attractive and private setting. A paved patio area immediately adjoins the property, providing an ideal space for outdoor seating and entertaining. Further paved areas are situated within the garden, together with a useful garden storage shed.

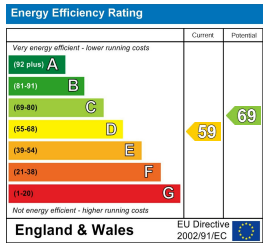
Approximate Gross Internal Area 1345 sq ft - 125 sq m

Ground Floor Area 676 sq ft – 63 sq m

First Floor Area 669 sq ft – 62 sq m



Ground Floor First Floor



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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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

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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