



22 Mailes Close, Barton, Cambridge, CB23 7BQ
Guide Price £725,000 Freehold



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AN EXTENDED AND FULLY REFURBISHED FOUR BEDROOM DETACHED SINGLE STOREY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT AND SET WITHIN A MATURE PRIVATE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached bungalow
- 4 beds, 2 baths, 2 recepts
- Built in the 1970's
- Extended and fully refurbished
- Council tax band - E
- 1750 Sqft /162 Sqm
- 0.16 acres
- Driveway parking
- EPC - D / 64

The property occupies a tranquil end of cul-de-sac position set within gardens and grounds extending to 0.16 acres and backing onto fields to the rear. In recent times the property has been extended and fully refurbished resulting in beautifully presented accommodation. Whilst refurbishing the property, emphasis was placed on energy efficiency with the installation of Airsource heating and solar panels making the property economical to run. There is the potential for running a business from home at this property as there is a separate entrance through the utility area, providing plenty of privacy.

The accommodation extends to 1750 Sqft and comprises a spacious entrance hall with fitted storage cupboard and a re-fitted cloakroom/WC. Off the inner hallway are three good sized bedrooms and a re-fitted luxury family bathroom with both walk-in shower and panel bath. The bay windowed sitting room opens to a generous dining room reared with views over the garden. The kitchen is fitted with attractive cabinetry, ample fitted work surfaces with inset one and a half sink unit and a range of integral appliances including induction hob, oven, extractor, fridge plus space for a dishwasher. Off the generous side lobby is a utility area, storage room and an office/workshop. Off the rear lobby is a further large double bedroom with French doors to the garden and an en-suite bathroom with a generous walk-in shower.

Outside, the front garden has been designed with ease of maintenance in mind and laid to shingle with a resin compound driveway providing parking for two cars. Side access leads to the generous and mature rear garden which is laid mainly to lawn with a large paved patio, flower and shrub borders, wildlife pond, a selection of specimen trees and bushes and all enjoys excellent levels of privacy and seclusion.

Location

Barton is a popular village enjoying a peaceful country setting just three miles south west of Cambridge and surrounded by open countryside. The village has the usual local amenities including two pubs, over a dozen independent shops at Burwash Manor, local post office and store, an excellent local primary school and the notable Comberton Village College is within cycling distance. The village is handy for access to the M11 - Junction 12 and nearby Cambridge mainline station provides fast transport to London King's Cross and Liverpool Street. Stansted Airport is a short drive away.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Airsource heating pump system

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

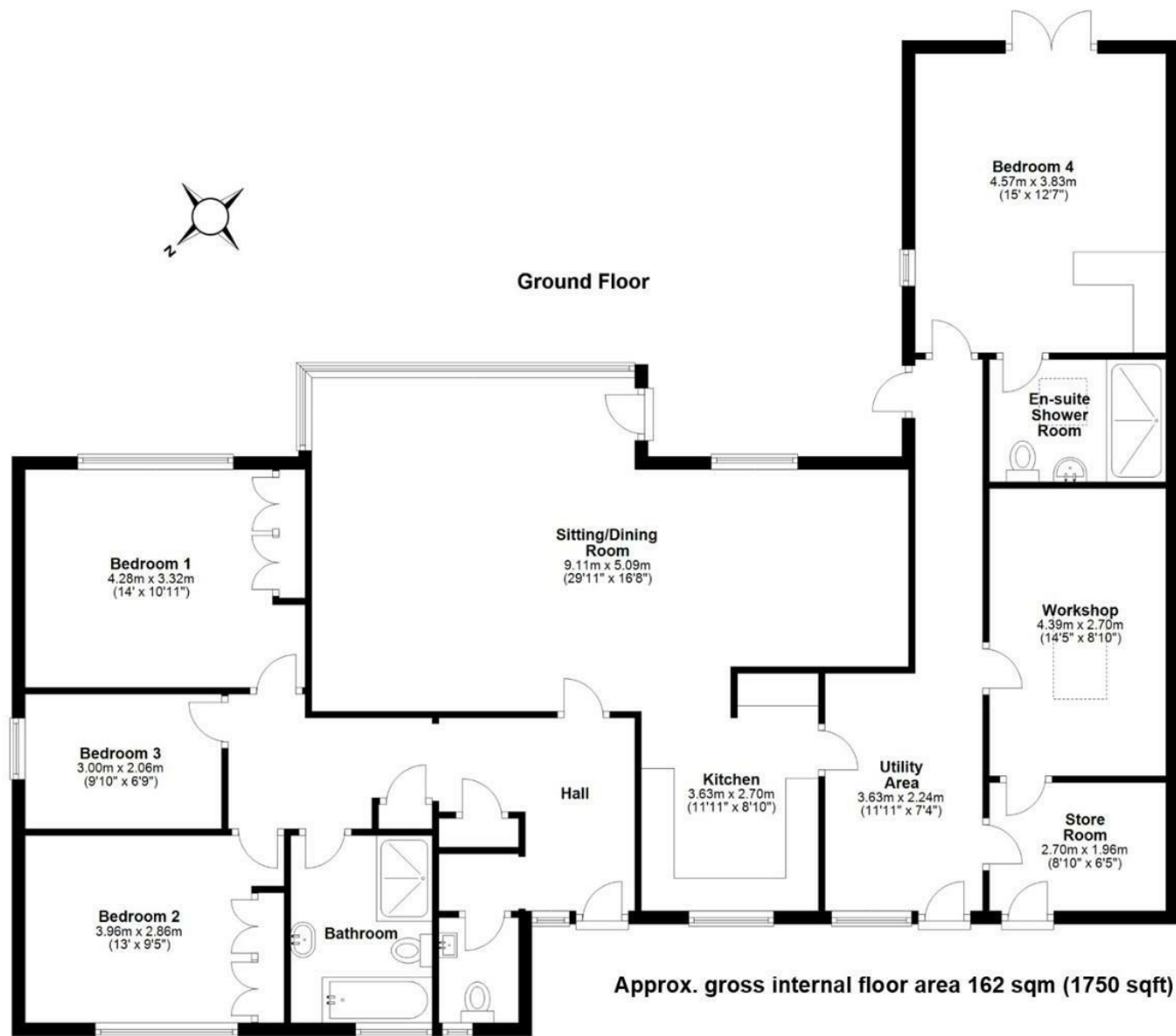
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

