



1 Bartons Close, Balsham, Cambridge, CB21 4EA
Offers In Excess Of £500,000 Freehold



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01223 800860

**AN EXTENDED, REFURBISHED SEMI-DETACHED FAMILY HOME WITH
BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS
AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Semi-detached house
- 4 beds, 2 baths, 2 recepts
- Driveway parking for two cars
- EPC - D / 58
- Chain free
- 1675 Sqft / 155 Sqm
- 0.05 acres
- Oil fired central heating and double glazing
- Council tax band - D

The property occupies a pleasant cul de sac position, just a short walk from the village centre and local primary school. The current owners have transformed the property with a programme of expansion and luxurious refurbishment. The property extends to 1670 Sqft with versatile and beautifully presented accommodation arranged over three floors.

The accommodation comprises an entrance hall with cloakroom/WC just off, two reception rooms both with engineered oak flooring. The kitchen/breakfast/ family extension is a wonderful space with two sets of bi fold doors and mono pitch roof incorporating roof lighting. The kitchen is fitted with attractive cabinetry including deep pan drawers, walk in pantry and larder cupboard. There is a central island with a quartz top incorporating a breakfast bar and a range of integral appliances including a Bora induction hob with integral extraction, twin ovens, full height fridge and freezer, dishwasher and a utility cupboard with re-enforced base and plumbing for a washing machine. There is underfloor heating in the kitchen and a nest thermostat.

On the first floor there are three good sized bedrooms and a luxury five piece family bathroom including a jacuzzi bath and the master bedroom is located on the second floor with fitted wardrobe cupboards and a luxury en suite shower room.

Outside, the driveway provides parking for two cars.

Location

Balsham is a select village lying amidst undulating countryside just 10 miles south-east of Cambridge. As well as the equestrian town of Newmarket, the market town of Saffron Walden and Linton being a few miles distant, Balsham offers excellent local facilities including a primary school, The Old Butcher's Coffee Shop, Post Office, two public houses and a recreation ground. There are good road links with the A11, M11 and the A14 as well commuter links to London with the mainline station at nearby Whittlesford.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating to radiators

Statutory Authorities

South Cambridgeshire District Council

Council tax band - D

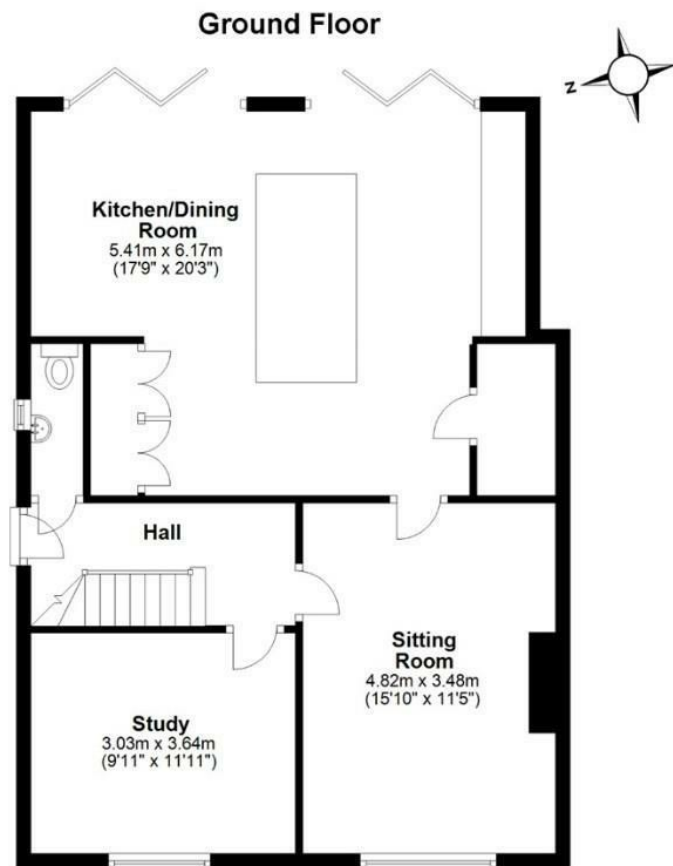
Fixtures and Fittings

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

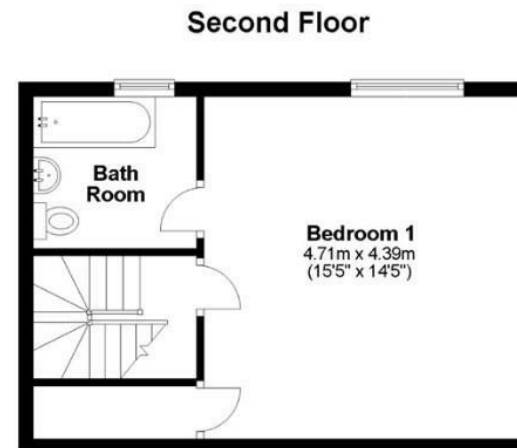
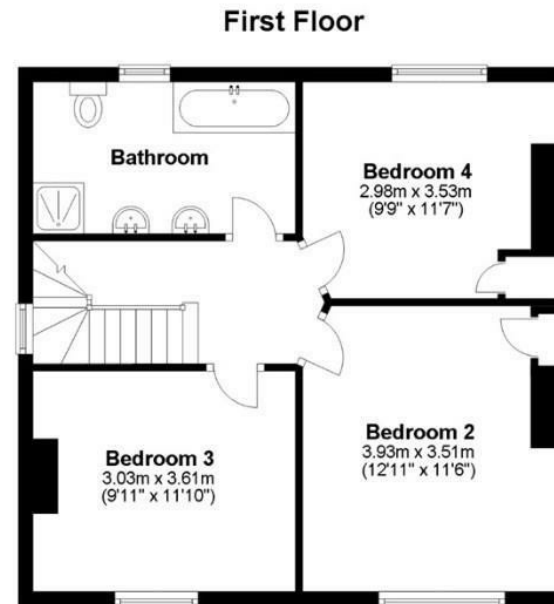
Viewing

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





Approx. gross internal floor area 155 sqm (1675 sqft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		58
(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

