



5 Trinity Close, Haslingfield, Cambridge, CB23 1LS
Guide Price £450,000 Freehold



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AN ESTABLISHED DETACHED SINGLE STOREY RESIDENCE, EXTENDED PROVIDING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITHIN THIS TRANQUIL CUL-DE-SAC POSITION AND POPULAR LOCATION.

- Detached bungalow
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Built in the 1960's
- EPC-D/58
- 1125 Sqft/104 Sqm
- 0.12 acres
- Gas fired central heating to radiators
- Council tax band - E

The property enjoys a tranquil cul-de-sac position set back from the road with ample parking and garage. The bungalow is conveniently positioned for the village centre, recreation facilities and the primary school,. all just a short walk away. Over the years the property has been extended offering spacious accommodation with scope for further improvement and modernisation.

The accommodation comprises a welcoming reception hall with original parquet flooring and fitted storage cupboard. The kitchen/breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted work surfaces with inset single sink unit and drainer and space for an electric cooker, fridge/freezer and washing machine plus a wall mounted gas fired central heating boiler. The dining room boasts a fireplace with inset electric fire plus lovely views over the garden to the rear.

There are three good sized bedrooms, a family bathroom and separate WC. Off bedroom one is a further bedroom or reception room, currently utilised as a family room, again with views over the garden.

Outside, there is a generous lawned front garden with a driveway to the side providing ample off road parking and leading to the garage with up and over door, power and light connected. Gated side access leads to the rear garden which is predominately laid to lawn with well stocked flower and shrub borders and beds and a selection of mature trees and bushes, paved patio and all is enclosed by fencing.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

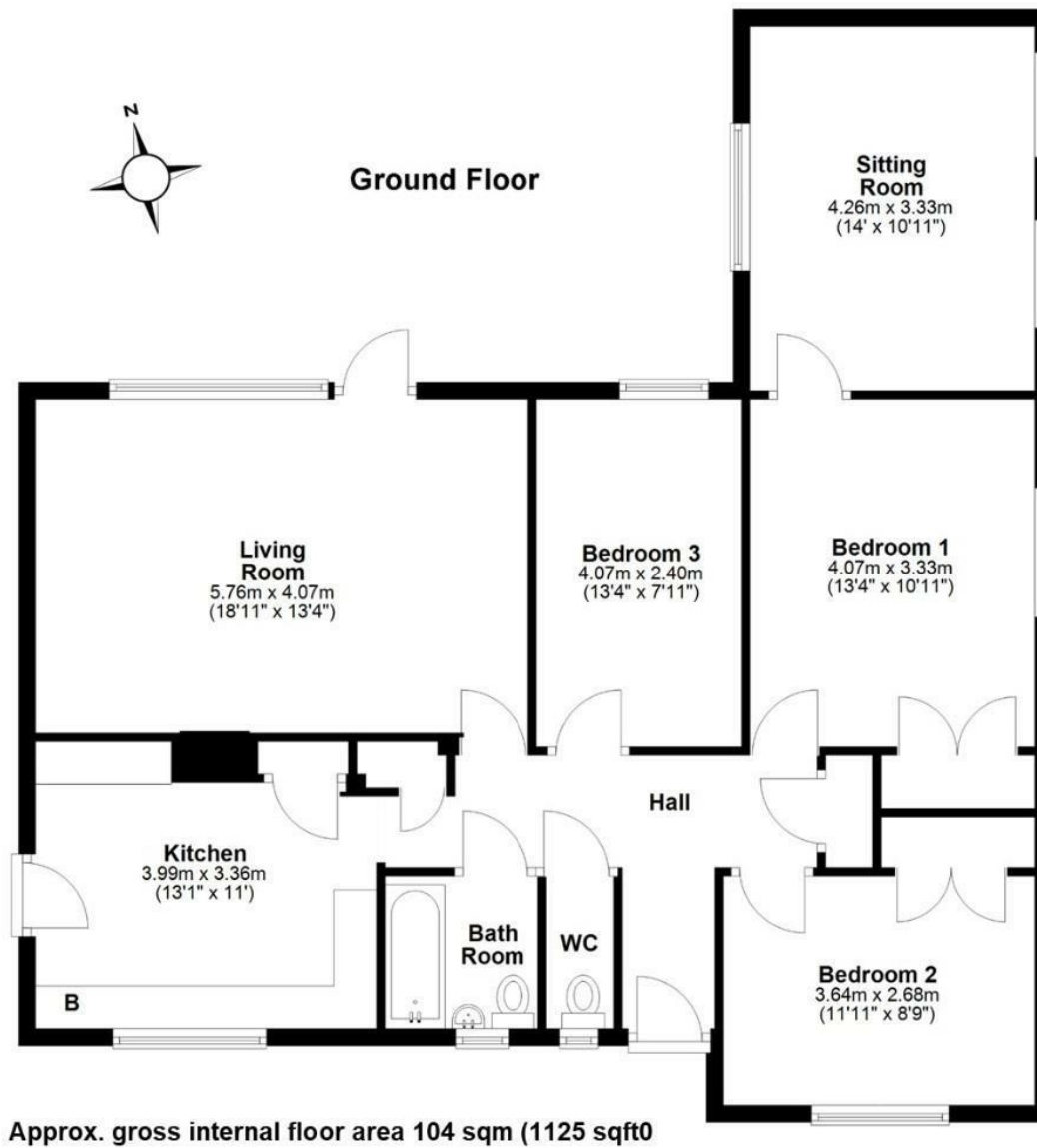
Fixtures and Fittings

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		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

