

67 Highfields Road, Highfields Caldecote, Cambridge, CB23 7NX

Guide Price £580,000 Freehold

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A SUBSTANTIAL DETACHED SINGLE STOREY RESIDENCE WITH SCOPE FOR FURTHER ENLARGEMENT AND MODERNISATION, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS EXTENDING TO 0.35 ACRES WITH AMPLE PARKING AND DOUBLE GARAGE.

- Individual 3 bed, 3 bath detached bungalow
- 0.35 acres
- Large kitchen/breakfast and utility room
- Ample parking, car port and double garage
- EPC-F / 36
- 2025 sqft/188 sqm
- 3 reception rooms
- Oil fired central heating
- Built in the 1970s
- Council tax band-F

The property occupies a fine, non-estate position, conveniently located within village, set back from the road and mature and private gardens and grounds of 0.35 acres. The accommodation extends to approximately 2025 sqft but given the generosity of the plot there is scope for further enlargement, reconfiguration and modernisation if a buyer so choses.

The accommodation comprises an entrance porch leading to a generous and welcoming reception hall with fitted cupboard. There are three reception rooms and these include a living room with an inglenook style fireplace, a dining room and a generous garden room with panoramic views over the garden. The kitchen/breakfast room is fitted with solid wood cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, matching central island/breakfast bar, four ring ceramic hob, extractor, integrated fridge, double oven, microwave and space for a dishwasher. Just off is the utility room which accommodated the usual white goods plus gives access to outside.

There are three double bedrooms, including an en suite to the master bedroom and a separate family bathroom.

Outside the property is set back and screened from the road and has a generous driveway provides off road parking for several vehicles with double gates providing further vehicular access to a car port and a double garage with up and over electric door , power and light connected with adjoining workshop. The rear garden is mainly laid to lawn with a generous paved patio, flower and shrub borders and beds, a vegetable garden, timber shed, greenhouse, a wide and varied selection of mature trees and bushes and all enjoys excellent levels of privacy.

Location
Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its convenient location allows easy access to the City of Cambridge, M11, A1 and A14.

Within Caldecote is a primary school, Parish Church and village shop, a wider range of facilities are available in nearby Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. In addition the village falls within the catchment area for the highly regarded and sought after Comberton Village College. It is a village also surrounded by glorious open countryside over which there are many fine walks. Bourn and Comberton Golf Clubs are also about 2 miles away.

Tenure
Freehold

Services
Mains services connected include: electricity, water and drainage. Oil fired central heating

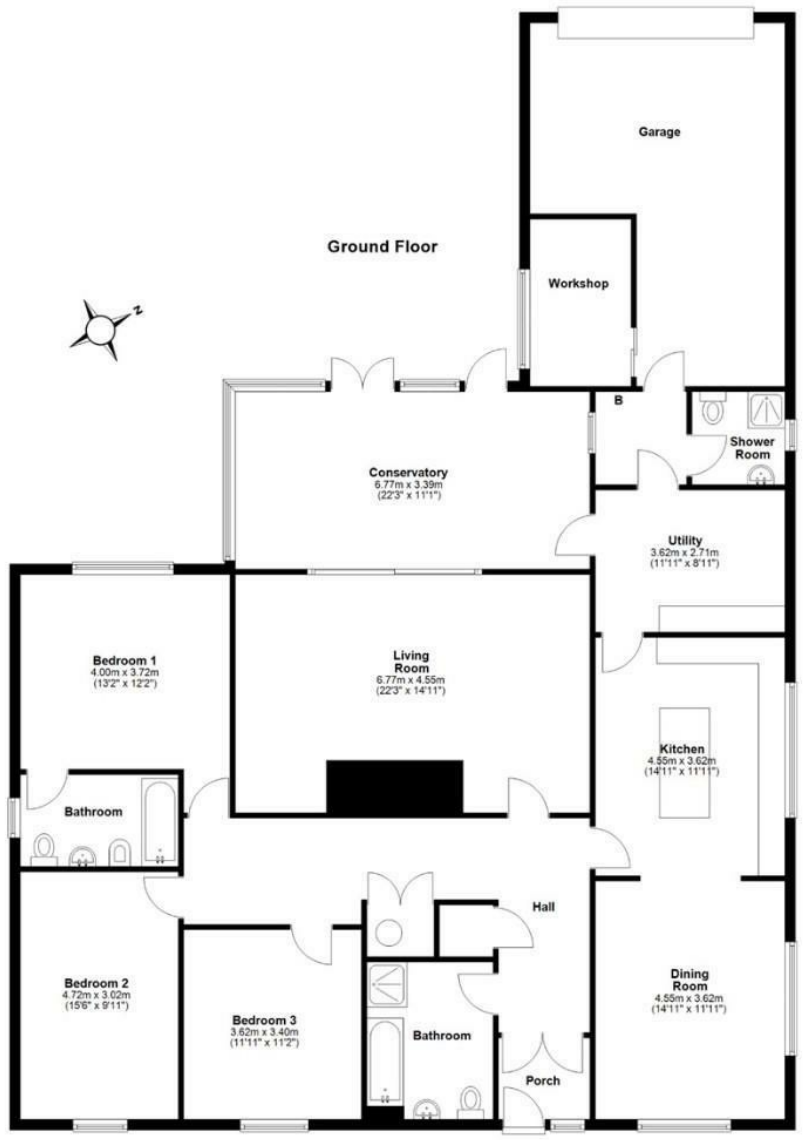
Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

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

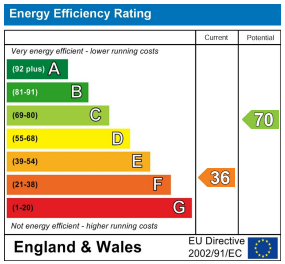
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 188 sqm (2025 sqft) excluding Garage and Workshop



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.











