



102a West Drive, Highfields Caldecote, Cambridge, CB23 7NY
Guide Price £485,000 Freehold



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A SUBSTANTIAL SEMI-DETACHED CHALET STYLE RESIDENCE OFFERING FLEXIBLE AND SPACIOUS ACCOMMODATION WITH DOUBLE GARAGE (HOBBY ROOM ABOVE), AMPLE PARKING AND A PRIVATE ENCLOSED REAR GARDEN.

- Semi-detached chalet style house
- 4 beds, 2 recepts, 2 baths
- Constructed in the early 1990s
- Oil fired central heating to radiators
- Council tax band - E
- 1875 Sqft / 175 Sqm
- 0.12 acres
- Off road parking and double garage
- EPC - D / 64
- Chain free

The property enjoys a fine non estate position, set back from the road with ample parking, double garage with hobby room over and a private enclosed rear garden. The property is extremely flexible with two bedrooms and family bathroom on both the ground floor and first floor.

There is a large welcoming reception hall with stairs to first floor accommodation, storage cupboard under and beautiful antico flooring. The sitting room is a generously proportioned room with feature fire place with inset electric fire and bespoke cupboards including display cupboards and book shelving. French doors lead to a large conservatory extension with attractive porcelain flooring and French doors to the garden.

The kitchen/breakfast room is fitted with attractive cabinetry, ample working surfaces with inset one and a half sink unit, mixer tap and drainer, four ring ceramic hob, double oven, extractor and space for a fridge/freezer and dishwasher. Just off is a handy utility room with matching cabinetry and work surfaces, with inset single sink unit , drainer and space for the usual white goods and a free standing Worcester Bosch oil fired central heating boiler.

On the first floor, there is a galleryed landing with study area and two double bedrooms. The master bedroom boasts both fitted wardrobe cupboards and a large en suite bathroom with both a tiled shower cubicle and a generous jacuzzi corner bath.

Outside, a gravel driveway provides parking for three to four cars and leads to the double garage with electric up and over door, power and light connected with a fixed ladder/ staircase to the hobby room above which is ideal for those that work from home. Gated access leads to the rear garden which is laid predominantly to lawn with a generous paved patio , flower and shrub borders. All is enclosed by fencing and enjoys good levels of privacy and backs onto fields to the rear.

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 mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council

Council tax band - E

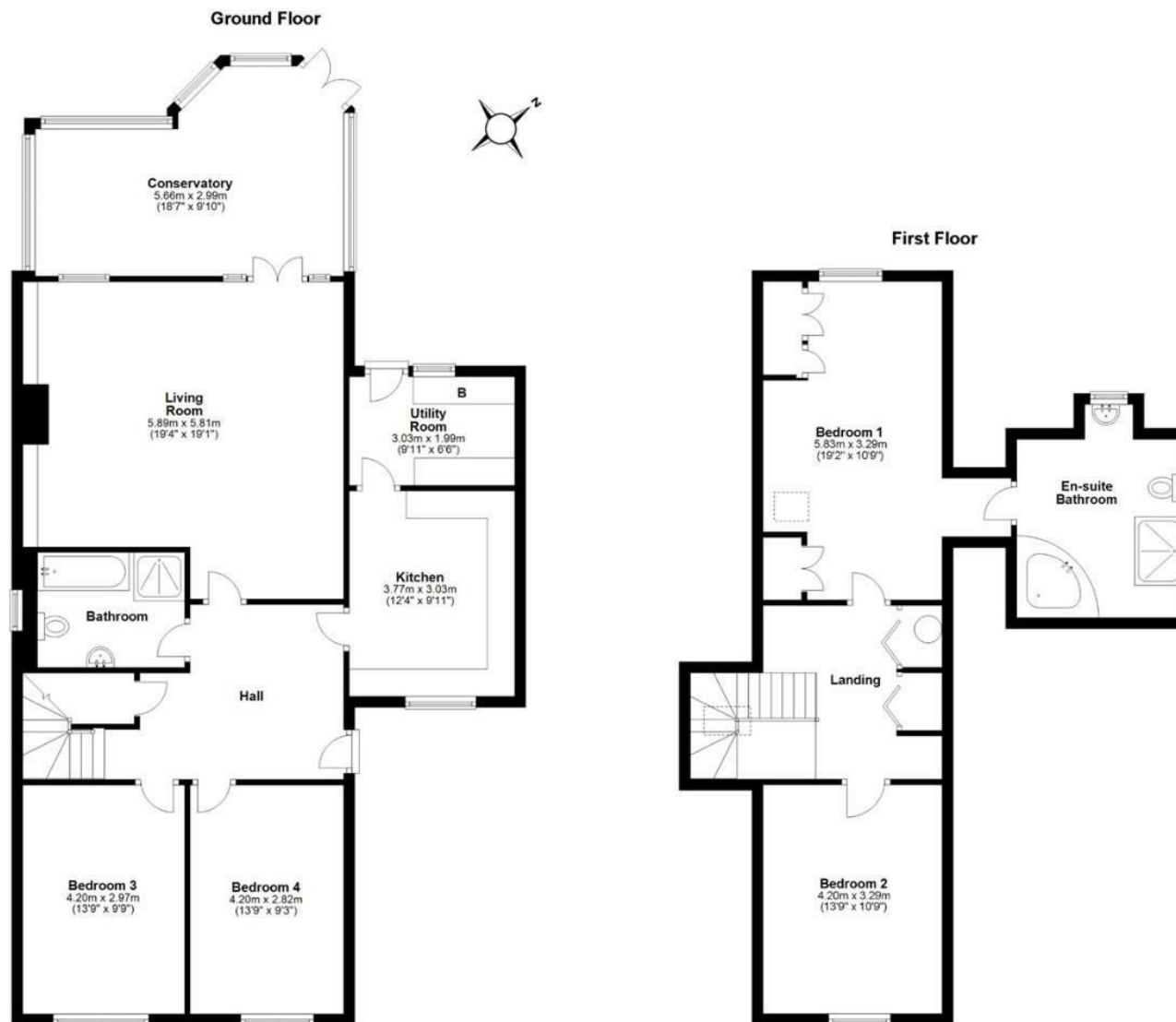
Fixtures and Fittings

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





Approx. gross internal floor area 175 sqm (1875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	76
		EU Directive 2002/91/EC	

