



6 College Crescent, Haslingfield, Cambridge, CB23 1LZ

Guide Price £495,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND FULLY REFURBISHED,
ENJOYING A TRANQUIL CUL-DE-SAC POSITION IN THIS HIGHLY SOUGHT-AFTER
VILLAGE.**

- 3 bed, 2 bath semi-detached house
- 1300 sqtf/120 sqm
- 1 reception room
- 0.09 acre plot
- Refitted kitchen/dining/family room
- Vaulted sitting room with bi-fold doors
- Built in 1968
- Driveway parking and garage
- Gas fired central heating
- Council tax band-D

The property enjoys a tranquil cul-de-sac position, back from the main road and behind a shared green, just off New Road, a short walk from the village amenities and primary school. The current owners have transformed the home with a programme of expansion and refurbishment, resulting in spacious, well planned and beautifully presented accommodation extending to approximately 1300 sqft.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, oak flooring and a shower room, plus a WC just off. The kitchen/breakfast/family room is very much the heart of this beautiful home, fitted with attractive cabinetry, oak work surfaces with inset ceramic sink unit with mixer tap and bevel drainer, a central preparation island, breakfast bar with quartz top, incorporating deep pan drawers, pull out larders and a range of integrated appliances. These include: an induction hob, double oven, microwave, extractor, dishwasher and fridge/freezer. The kitchen further boasts attractive porcelain tiling with heating under. The kitchen opens to a formal dining area with oak flooring and adjacent is a handy utility room with door to outside, the garage and accommodates the usual white goods. The vaulted ceiling sitting room boasts sky lights, picture windows and bi-fold doors bathing this room in natural light and boasting a contemporary free-standing wood burning stove plus oak flooring. The Velux windows downstairs have integrated solar-powered remote control blinds.

Upstairs off the landing are three good-sized bedrooms including the master bedroom with fitted wardrobe cupboards and a luxury family bathroom, comprising a low level WC, panel bath, table mounted wash hand basin and a heated towel rail.

Outside, the front garden has been designed with ease of maintenance in mind and laid to paving with flower and shrub borders. The driveway provides parking for one vehicle and leads to the garage which has an electric roller door, power and light connected. The rear garden is laid mainly to well maintained lawn with flower and shrub borders and beds, a generous paved patio plus an additional patio with pergola over towards the end of the garden. Both spaces are ideal for alfresco dining plus there is a potting shed 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 drainage.

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.

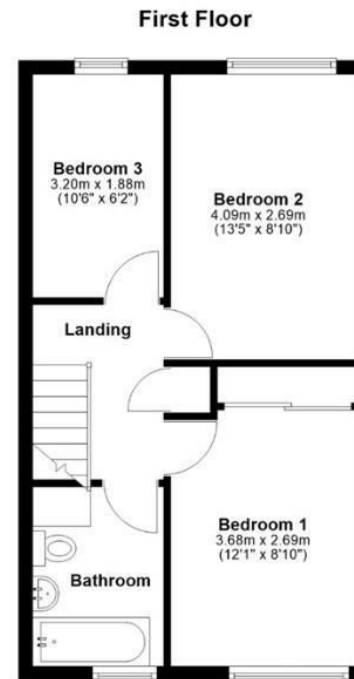
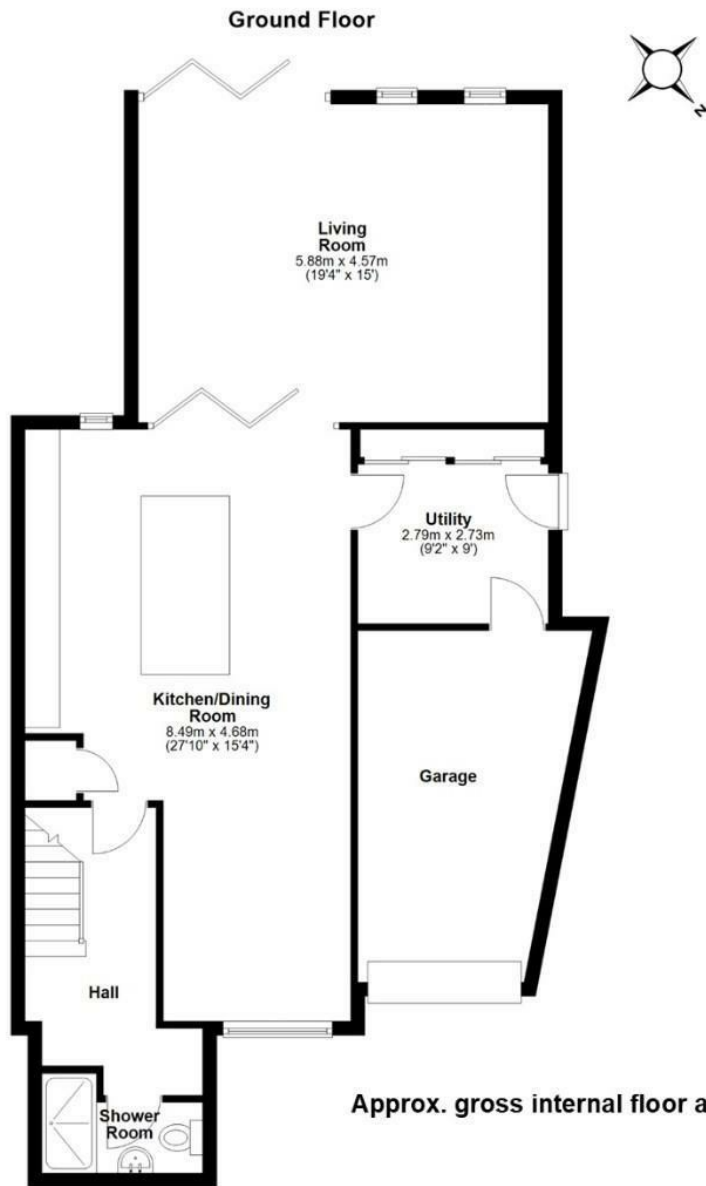
Viewing

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

Agents Note

Shared areas- common land at the front of the house and private road - the annual charge is £150





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	70	77
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.

