35 Samworth Close, Balsham, Cambridge, CB21 4AS

Guide Price £375,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY SEMI-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE AND PRIVATE SOUTH-FACING REAR GARDEN OVERLOOKING FIELDS.

- 2 bedroom, 2 bathroom semi-detached house
- 0.06 acres
- LPG gas fired central heating to radiators
- Built in 2021
- Council tax band-C
- 750 sqft/70 sqm
- 1 reception room
- Off road parking and garage
- EPC-A/92

The property enjoys a pleasant cul-de-sac position, set within a sunny South-facing rear garden with far reaching views over field to the rear and just a short walk from the centre of the village. Constructed in 2021, by award winning developers Matthew Homes, the property offers bright and spacious accommodation all finished to exacting standards and making an ideal first time or investment buyer purchase.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation with storage cupboard under, LVT flooring and a cloakroom/WC just off. The kitchen is fitted with modern cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, a range of integral appliances which include a ceramic hob, double oven, extractor , fridge/freezer, dishwasher and washing machine. The sitting room boasts LVT flooring and French doors out to the sunny rear garden.

Upstairs there are two double bedrooms, both with fitted wardrobe cupboards. The master bedroom benefits from an en suite shower room plus there is a family bathroom and all fitted with Roca sanitary ware.

Outside there is off road parking for two to three cars, an EV charging point and a garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid to shaped and well maintained lawns with flower and shrub borders and beds, paved patio and a shingle pathway leads to the rear of the garden where there is an additional shingled patio area plus raised flower and shrub beds and vegetable and herb beds. All enjoys excellent levels of privacy with views over fields to the rear.

Location
Balsham is a select village lying amidst undulating countryside just 10 miles south-east of Cambridge, within the Linton Village College catchment area and 7.5 miles from Addenbrookes hospital. 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/ convenience store, two public houses and a recreation ground with children's playground and church. 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 (6 miles), Cambridge train station (8 miles) and Stansted is about 25 miles away.

Tenure
Freehold

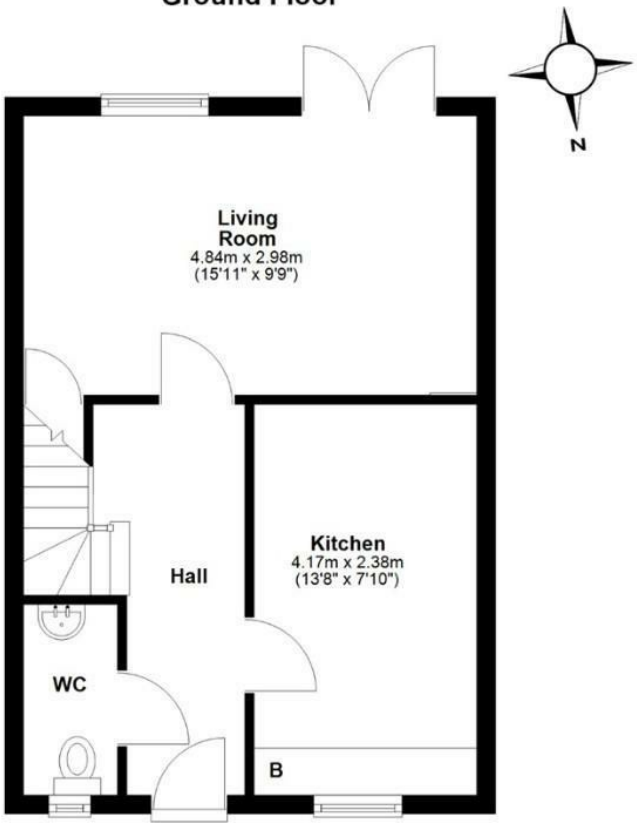
Services
All mains services are connected. The development has a central LPG gas tank which feeds all of the houses and is automatically refilled. Solar panels - 2.5 KW. Surplus is sold back to the grid-£350 approx based on 2025 export tariff with octopus energy.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

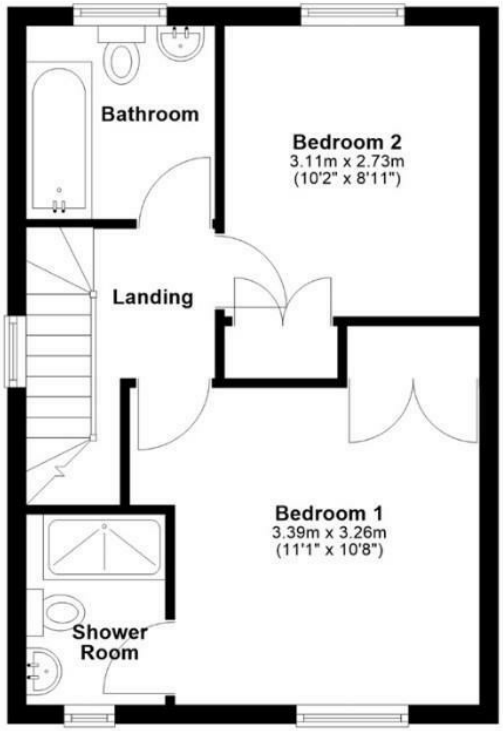
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

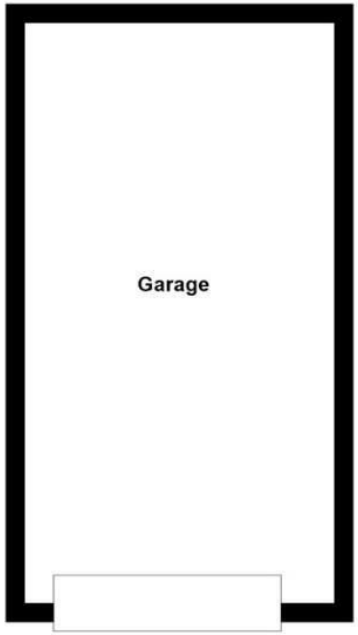
Ground Floor



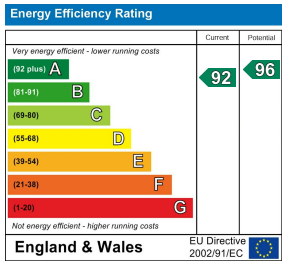
First Floor



Outbuilding



Approx. gross internal floor area 70 sqm (750 sqft)



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.