



SAMWORTH CLOSE, BALSHAM



Guide Price: £595,000

This is an immaculately presented 4 bedroom-detached house on the popular new development in Balsham. With a fabulous principal bedroom with ensuite, landscaped rear garden, good size kitchen/dining room, and an integral garage.



Features

- ✓ Garage
- ✓ Ensuite Shower
- ✓ Immaculate Throughout
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ Good Size Rear Garden

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We are pleased to offer this immaculately presented 4 bedroom-detached house on the popular new development on the west side of the village.

Finished to a very high standard, this property benefits from 4 good size bedrooms, fabulous principal bedroom with ensuite shower room, landscaped rear garden, and a good size kitchen/dining room, along with an integral garage. There is also just over 7 years NHBC warranty remaining on the property.

This particular new development has been well designed to make the most of the space, creating attractive looking homes, with good size gardens and open spaces, along with LPG gas supply. The property also benefits from 12 solar panels.

As you enter the property, there is a welcoming entrance hallway, with doors leading to:

Ground Floor

Kitchen/Dining Room: 21'10 x 9'4 (6.65m x 2.85m) Beautifully finished kitchen, with a good range of wall and base units, integral appliances, electric hob, window overlooking the front aspect. Good size dining area.

Lounge: 16'1 x 11'4 (4.90m x 3.45m) Good size lounge with French doors leading and over-looking the landscaped rear garden.

Understairs storage cupboard.

Cloakroom: WC, wash basin, window to side aspect, tiled splashbacks.

First Floor

Good size landing area, with doors leading to:

Bedroom 1: 12'0 x 9'6 (3.65m x 2.90m) Beautifully presented and decorated, with window to front aspect, door leading to ensuite with good size shower cubicle, wash basin, WC, tiled flooring and walls. Window to front aspect.

Bedroom 2: 15'3 x 9'10 (4.65m x 3.00m) Large second bedroom with window to front aspect.

Bedroom 3: 13'7 x 8'10 (4.15m x 2.70m) Further double bedroom with window to rear aspect.

Bedroom 4: 10'10 x 6'11 (3.30m x 2.10m) Good size bedroom with window to rear aspect, currently used as an office.

Family Bathroom: Tiled throughout, with Bathtub, WC, wash basin, window to rear aspect.

Outside

To the front, driveway leading to the garage with room to park 2 vehicles. Front garden mainly laid to lawn, with some young shrubs.

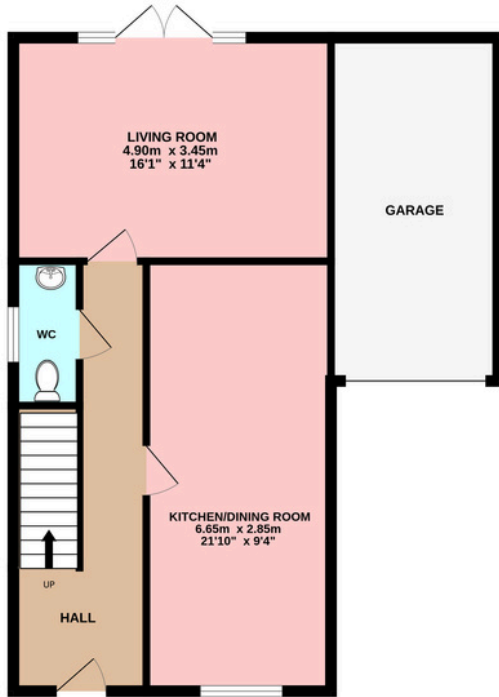
Access through a side gate that takes you to the back garden. The rear garden has been extensively overhauled since they purchased, creating a level lawned area, with large terraced area at the back, with some decorative planting, along with a pergola. Patio area from the rear lounge.

Balsham

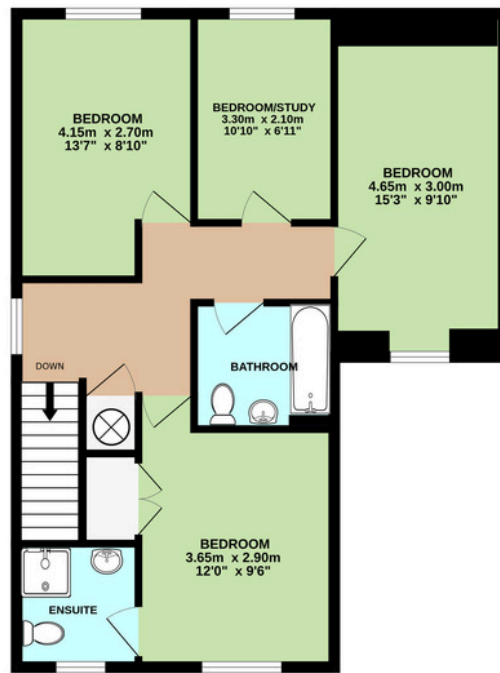
Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, there is a regular Friday Afternoon walking group who cover 3 to 5 miles each time. There are also allotments available for free to those living in the Parish.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
62.9 sq.m. (678 sq.ft.) approx.



1ST FLOOR
61.2 sq.m. (659 sq.ft.) approx.



TOTAL FLOOR AREA: 124.2 sq.m. (1336 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 1336 SQFT

TENURE: FREEHOLD

EPC BAND: B

COUNCIL TAX BAND: E

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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