



Town Farm Close, Whaddon, South Cambridgeshire SG8 5RT

Guide Price: £775,000

EPC - D



Town Farm Close, Whaddon, South Cambridgeshire SG8 5RT

A rare opportunity to purchase an executive five bedroom detached family home situated in a cul-de-sac location close to the centre of the popular South Cambridgeshire Village of Whaddon and within walking distance of Whaddon Golf Centre and the Village Green. The property offers good size accommodation and internal viewing is strongly recommended to appreciate the property.

*Detached Family Home * Separate Lounge * Dining Room * Study * Fitted Kitchen * Breakfast Room * Ground Floor Cloakroom * Five Bedrooms * Master Bedroom with Walk In Wardrobe And En Suite Bathroom * Bedroom 2 with En Suite Shower Room And Fitted Wardrobes * Family Bathroom * Gas Central Heating * Radiators With TRV * Front & Rear Gardens * Separate Double Garage * Gravel Driveway For Several Vehicles * Village Location With Travel Links To London And Cambridge *

Covered entrance porch with external image sensor light.

Hardwood entrance door with double glazed side panel to:

ENTRANCE HALL :

Stairs to first floor, understairs storage cupboard, radiator, coved ceiling, porcelain tiled floor, doors leading to:

CLOAKROOM :

Low level WC, pedestal wash hand basin (Villeroy & Boch) with mixer tap, half tiled walls, radiator, coved ceiling, porcelain tiled floor, inset spot lights, timber double glazed window to front.

STUDY :

10' 6" x 7' 1" (3.21m x 2.15m) Telephone point, coved ceiling, radiator, timber double glazed window overlooking rear garden.

LOUNGE :

23' 5" x 14' 10" (7.13m x 4.53m) Working feature fire place constructed from Rosal stone surround and mantle with granite hearth with a Jet Master wood burning open fire. Two television points, radiators, coved ceiling, triple aspect with timber double glazed windows to front and side with timber French casement doors to rear garden/patio area.

DINING ROOM :

12' 8" x 10' 8" (3.85m x 3.24m) Radiator, coved ceiling, timber double glazed window to front aspect.

KITCHEN :

12' 7 x 10' 1" (3.84m x 3.07m) A range of wall and base units incorporating 1.5 stainless steel sink with a mixer tap. Work tops, mosaic tiled splashbacks, double electric oven, gas hob over with extractor hood. Plumbing for dishwasher, and washing machine, integrated fridge/freezer. Coved ceiling, inset spot lights, cupboard enclosed wall mounted gas fired boiler serving central heating and hot water. Radiator, telephone and television point, ceramic tiled floor, timber double glazed window overlooking stream, doors leading to:



BREAKFAST ROOM :

12' 8" x 10' (3.86m x 3.05m) Radiator, coved ceiling, ceramic tiled floor, additional storage cupboard unit to match the kitchen units, timber double glazed windows with French casement doors to rear garden.

FIRST FLOOR /LANDING :

Radiator, Airing cupboard with hot water cylinder, coved ceiling, timber double glazed window to half landing and stairs to 2nd floor, doors leading to:

MASTER BEDROOM :

16' 6" x 14' 11" (5.03m x 4.54m) Telephone and television point, radiator, coved ceiling, timber double glazed window to front, door to:

WALK IN WARDROBE :

Fitted out with custom (Bespoke) made units with hanging rails and shelving, drawer units, spot lights and radiator.

EN SUITE BATHROOM :

White suite comprising of panel enclosed bath with mixer tap with fully tiled surround, double shower cubicle with fully tiled enclosure with wall mounted shower. Pedestal wash hand basin with mixer tap, low level WC (Villeroy & Boch), half tiled walls to the remaining area with a Limestone tiled floor, extractor fan, shaver point, radiator, coved ceiling, inset spot lights, timber double glazed window to rear.

BEDROOM 2 :

12' 8" x 10' 8" (3.85m x 3.24m) Double fitted wardrobes with hanging rails and shelves, radiator, coved ceiling, television point, timber double glazed window to front aspect, door to:

EN SUITE SHOWERROOM :

Fully enclosed and tiled double shower cubicle with wall mounted shower. Pedestal wash hand basin, mixer tap, low level WC (Villeroy & Boch), half tiled walls, shaver point, extractor fan, radiator. Limestone floor, coved ceiling, inset spot lights, extractor fan, timber double glazed window to front aspect.

BEDROOM 3 :

12' 8" x 7' 10" (3.86m x 2.39m) Coved ceiling, radiator, timber double glazed window to rear aspect.

BEDROOM 4 :

10' 9" x 8' 2" (3.28m x 2.49m) Coved ceiling, radiator, timber double glazed window to front aspect.

FAMILY BATHROOM :

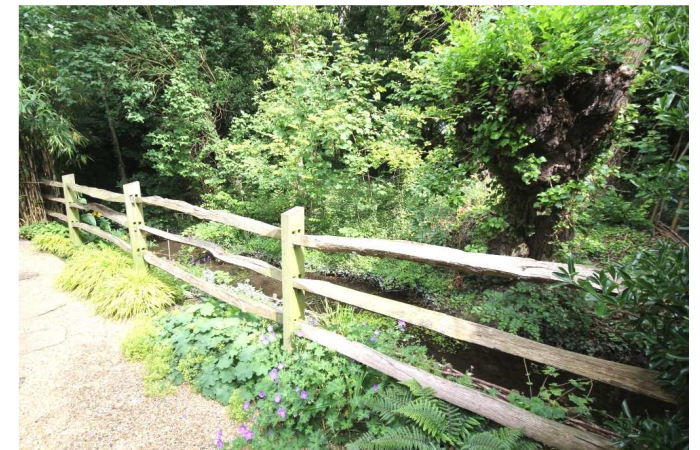
White suite comprising of panel enclosed bath with mixer tap and shower attachment, fully tiled surround. Pedestal wash hand basin, mixer tap, low level WC (Villeroy & Boch), half tiled walls with Limestone floor, coved ceiling, inset spot lights, shaver point, radiator, timber double glazed window to rear aspect.

SECOND FLOOR /LANDING :

Timber double glazed windows to rear aspect, door to:

FAMILY ROOM/BEDROOM 5 :

41'10" x 11' 4" (12.8m x 3.45m) This room is a very adaptable space with custom made fitted wardrobes and cupboards, radiators, inset spot lights, two television points, three roof lights, doors to eaves storage areas. Timber double glazed window to side.



EXTERNAL :

Secluded rear garden with gravel slabbed patio and bbq areas, raised flower and shrub borders with stream running adjacent to the garden and the copse overlooking the Golf Club provide a tranquil setting. A secondary bloc paved area leads to the front garden side gate.

FRONT GARDEN :

Fully enclosed mainly laid to lawn with flower and shrub borders, hedge and fence boundary with mature trees. A wooden entrance gate leading to a riven slabbed path leads to the front door. A gravel driveway with parking for additional vehicles leading to double detached garage with electrically operated twin up and over doors, lighting and power with eaves storage There is a side entry half glazed hardwood door to rear garden.

COUNCIL TAX :

Band G

VIEWINGS:

Strictly by appointment via Marshalls 01763 247788

FINANCIAL ADVICE:

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.



DISTANCE TO STATION:

Royston 3.8 m
Cambridge 11.6 m



DISTANCE TO:

A1 (M) 23.1 m
M11 10.7 m



DISTANCE TO SCHOOL:

Orwell Primary School 4m
Bassingbourn College 2.8 m



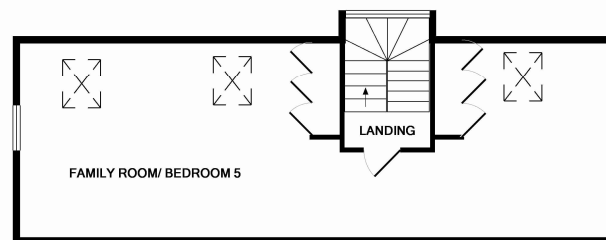
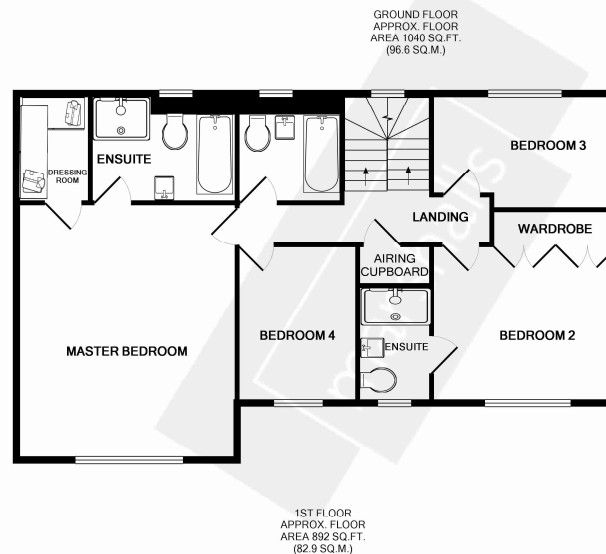
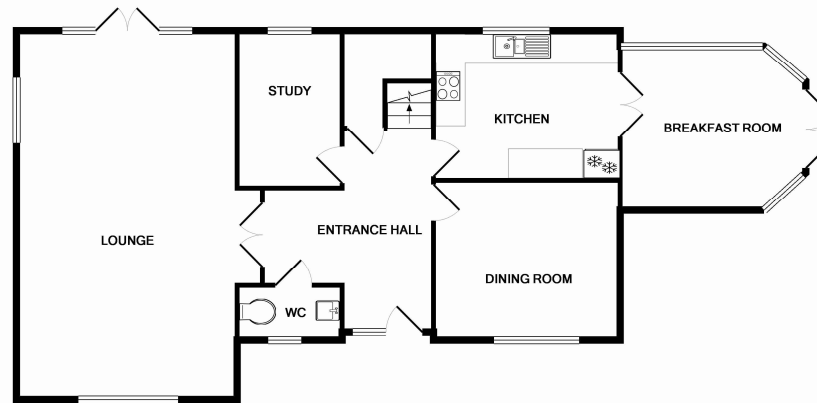
DISTANCE TO HOSPITAL:

Addenbrookes Hospital 10.9 m
Lister Hospital Stevenage 16.9 m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Notes**
- None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
 - Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
 - Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
 - These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

