

Haverhill Road, Castle Camps, CB21 4TB

CHEFFINS

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Castle Camps,
CB21 4TB

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Offers In Excess Of £595,000



- Village Location
- Double Garage and Generous Driveway
- Open Plan Kitchen/Dining Room
- Five Bedrooms with Ensuite to Master
- Utility Room
- Pleasant Rear Garden
- Freehold
- EPC Rating D

Located in the pleasant village of Castle Camps sits a delightful four/five bedroom detached property, benefitting from many fine features including ensuite to master bedroom, open plan kitchen/diner, study and double garage with a private driveway. (EPC Rating D)















LOCATION

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

GROUND FLOOR

ENTRANCE HALL
Doors to:

LIVING ROOM
Box window to front, two windows to side, radiator, open fireplace.

KITCHEN / FAMILY ROOM
Fitted base and eye level units with worktop over, sink with mixer tap, space for range oven, space for fridge/freezer, heated towel rail, open plan to Living Area. Two bi-fold doors to garden, sky light making this a light an airy room.

PLAY ROOM
Dual aspect windows, radiator, door to entrance hall.

OFFICE / BEDROOM FIVE
Window to rear, radiator.

UTILITY AREA
Range of base level units with worktop over, plumbing and space for washing machine, storage cupboards housing boiler and water softener, window to rear, door to w/c, radiator, door to front of property.

SHOWER ROOM
Three piece suite comprising walk in shower, low level wc, hand wash basin, heated towel rail, extractor fan.

FIRST FLOOR

LANDING

BEDROOM FOUR
Window, radiator.

WC
Two piece suite comprising low level wc, wash hand basin.

BEDROOM ONE
Window, radiator, door to:

ENSUITE
Three piece suite comprising double shower enclosure, low level wc, vanity hand wash basin, heated towel rail, extractor fan.

BEDROOM TWO
Fitted wardrobes, walk in storage area, window, radiator.

BEDROOM THREE
Window, radiator.

BATHROOM
Four piece suite comprising panelled bath, walk in shower, low level wc, vanity hand wash basin, obscure window, heated towel rail, extractor fan.

OUTSIDE
The rear garden is mainly laid to lawn, with a paved patio area for seating. Enclosed by brick wall and timber fencing with a side access gate leading to the front of the property.

GARAGE AND PARKING
Double garage with up and over doors, power and lighting connected. Side access door into rear garden. There is a generous bloc paved driveway providing parking for multiple vehicles.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. 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. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



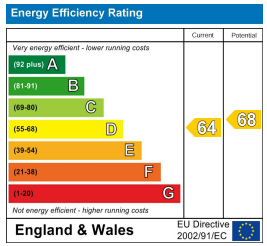












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Tenure - Freehold

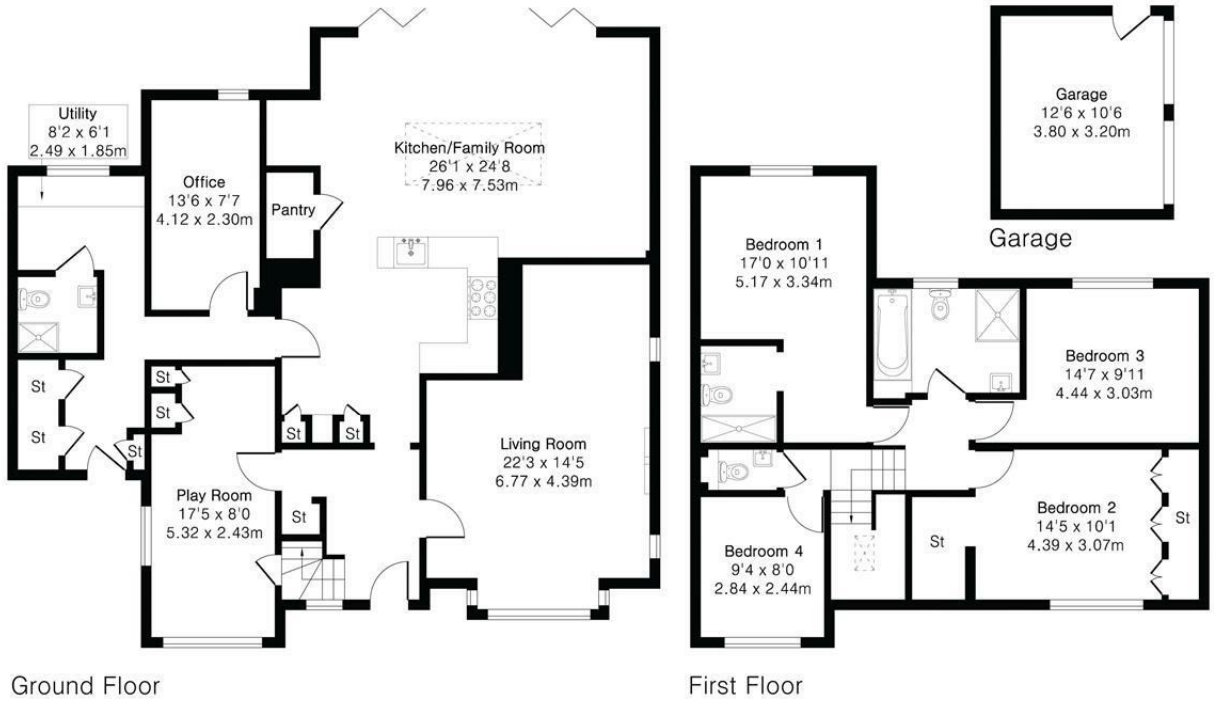
Council Tax Band - F

Local Authority - South Cambs

Approximate Gross Internal Area 2038 sq ft - 189 sq m (Excluding Garage)

Ground Floor Area 1297 sq ft – 120 sq m

First Floor Area 741 sq ft – 69 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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