



Sleford Close, Balsham CB21 4DP

Guide Price £450,000

MA
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Sleford Close, Balsham CB21 4DP

A spacious detached family home in the highly sought after village of Balsham, close to Cambridge.

Balsham is a picturesque village in South Cambridgeshire, about ten miles southeast of Cambridge. Set on gently rolling countryside, it features traditional cottages, a historic parish church, and a strong sense of community. With a primary school, local pubs, and surrounding farmland, Balsham blends rural charm with convenient access to nearby towns and transport links.

The accommodation comprises of a living room, kitchen/dining room, utility room, shower room, four bedrooms and a family bathroom.

Outside the property has an enclosed rear garden with patio and benefits from a sunny aspect. The front is laid to granite chips providing off road parking and leads to the garage.

Viewing is highly recommended.

Entrance Hall

Spacious entrance hall with LVT wood flooring. Doors leading to the kitchen/dining room, living room and shower room. Radiator. Built-in storage cupboards. Stairs leading to the first floor landing.

Kitchen/Dining

22'11" x 7'10"

Modern Shaker style kitchen with a range of eye and base level cupboards with quartz work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and connection for Rangemaster toldeo cooker with stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Generous dining area. Further built-in base cupboard with counter top over. LVT wood flooring. Dual aspect windows to the front and rear. Radiator. Opening to the utility area. Door leading to the entrance hall.

Living Room

22'11" x 10'5"

Well presented, spacious living room with French doors leading to the rear garden. Feature fireplace fitted with a wood burner stove with an inset solid oak bressumer beam mantel. Window to the front aspect. LVT wood flooring. Radiator. Door leading to the entrance hall.

Shower Room

9'8" x 3'10"

Off-white suite comprising low level W.C., handbasin with mixer tap over and walk-in shower cubicle. Door leading to the entrance hall.

Utility Room

7'5" x 7'1"

Modern Shaker style range of eye and base level cupboards with quartz work top over. LVT wood flooring. Opening to the kitchen/living room. Window to the rear aspect. Doors leading to the rear garden and garage.

Landing

Generous landing with doors leading to all bedrooms and bathroom. Radiator. Stairs leading to the entrance hall.

Bedroom 1

11'7" x 11'1"

Spacious bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 2

11'4" x 10'5"

Spacious bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 3

11'4" x 8'8"

Spacious bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door leading to the landing.

Bedroom 4

9'4" x 8'7"

Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap over and wall mounted power shower over. Attractively tiled. Obscured window. Door leading to the landing.

Garage

15'10" x 7'5"

Electric roller door leading to the driveway. Pedestrian door leading to the utility room.

Outside - Front

Generous driveway leading to the garage, providing off road parking. Lawned area with attractive shrub planting.

Outside - Rear

Mainly laid to lawn with some established shrub and small tree planting. Patio area to the rear of the house with French doors leading to the living room. Door leading to the utility room.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - D (South Cambs)

Property Type - Semi Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

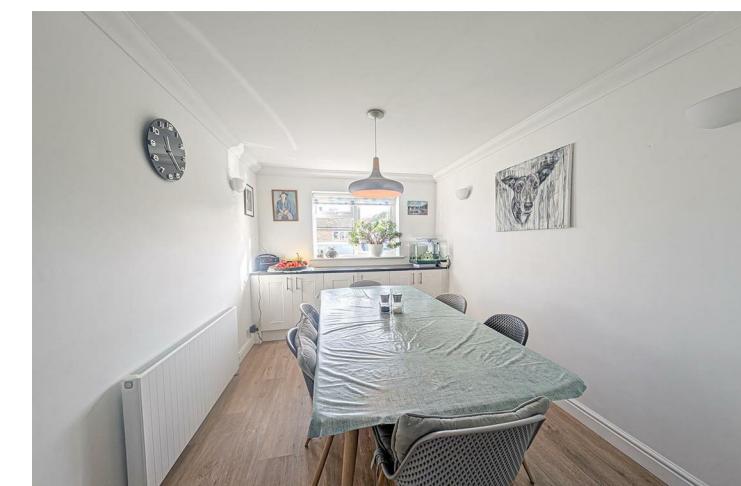
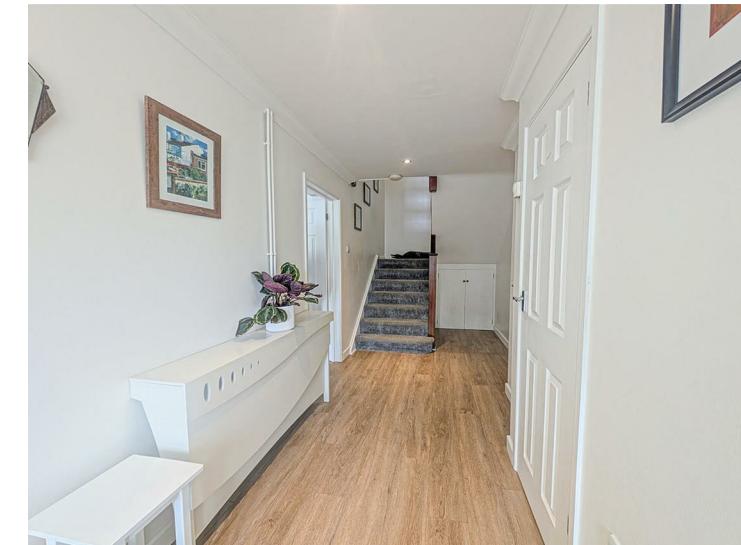
Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

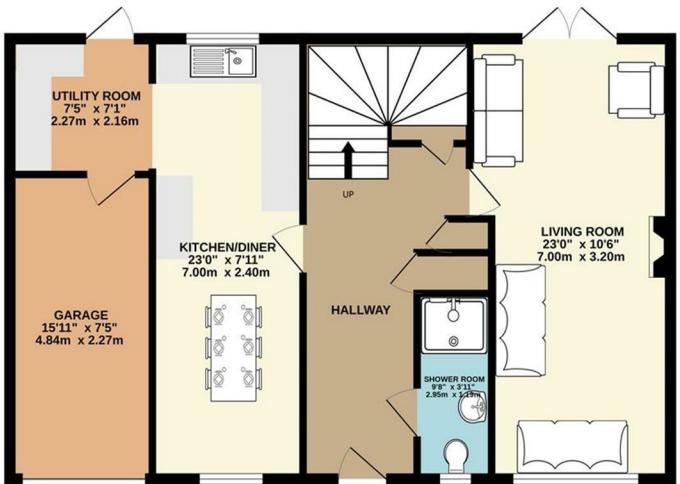
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

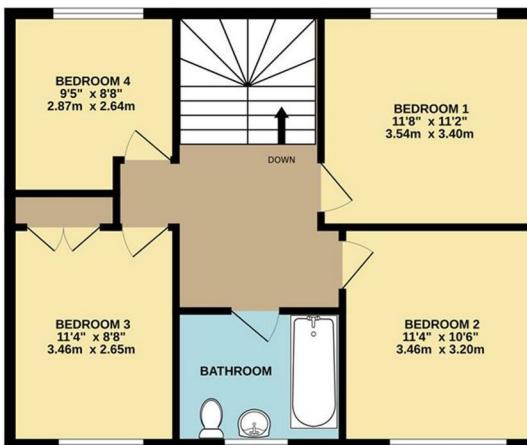
Balsham is a picturesque village in South Cambridgeshire, approximately six miles southeast of Cambridge. It features a blend of historic cottages and modern homes. The 13th-century Holy Trinity Church stands at the village's highest point. Local amenities include a primary school, post office, café, and two pubs. Community life thrives with various clubs, societies, and sports teams. Surrounded by scenic countryside, Balsham offers a tranquil rural lifestyle with easy access to urban centres.



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 sq.m.) 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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- **Modern Semi Detached House**
- **Well Presented Throughout**
- **Spacious Kitchen/Dining Room**
- **Generous Living Room**
- **Four Bedrooms**
- **Contemporary Bathroom & Shower Room**
- **Family Rear Garden**
- **Driveway & Garage**
- **Sought After Village Location**
- **Viewing Highly Recommended**



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			
EU Directive 2002/91/EC			
England & Wales			

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

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