



**Goodliffe Avenue, Balsham CB21 4AD**

**Offers Over £490,000**



## Goodliffe Avenue, Balsham CB21 4AD

A delightful detached family home in a quiet cul-de-sac location in the highly regarded village of Balsham.

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.

Accommodation comprises of a living room, dining room, kitchen and a lovely conservatory and three bedrooms with an ensuite to the master and family bathroom.

Outside, the property has a well stocked mature rear garden, a driveway to the side and a garage that has been converted into storage and a workshop/study space.

The property is available with NO UPWARD CHAIN.

Viewing is highly recommended.

### Entrance Hall

With doors to kitchen, living room and cloak room. Stairs leading to first floor.

### Kitchen 11'4" x 9'5" (3.46m x 2.88m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Tiled splashbacks. White composite sink and drainer with mixer tap over. Integrated eye level double oven. Inset electric hob with extractor over. Space and plumbing for washing machine and tumble dryer. Space for fridge. LVT wood flooring. Radiator. Window to rear aspect. Half glazed door to rear garden. Doors to entrance hall and dining room.

### Living Room 17'2" x 13'3" (5.24m x 4.06m)

Spacious living room with bay window to front aspect. Feature fireplace with wooden mantel and tiled hearth. Radiator. Double doors to dining room. Door to entrance hall.

### Dining Room 11'4" x 8'5" (3.46m x 2.58m)

Spacious dining room with openings to living room and conservatory. Door to kitchen.

### Conservatory 15'9" x 14'4" (4.81m x 4.37m)

Spacious conservatory with French doors to decking area. Side door to rear garden. Opening to dining room.

### Cloakroom

Low level W.C. and hand basin. Door to entrance hall. Obscured window.

### Landing

Doors to all bedrooms and bathroom. Stairs leading to ground floor.

### Master Bedroom 1

Generous double bedroom with built-in wardrobe. Radiator. Bay window to front aspect. Doors to en suite and landing.

### En Suite

White suite comprising low level, concealed cistern, W.C., inset hand basin with vanity surface surround and generous walk-in shower with wall mounted shower. Radiator. Obscured window. Door to Master bedroom.

### Bedroom 2 9'11" x 8'9" (3.03m x 2.69m)

Generous double bedroom with built-in wardrobes. Radiator. Window to rear aspect. Door to landing.

### Bedroom 3 11'4" x 7'1" (3.47m x 2.18m)

Well proportioned room with window to front aspect. Built-in storage cupboard. Radiator. Door to landing.

### Bathroom

Modern suite comprising low level, concealed cistern, W.C., wall mounted hand basin and panelled bath with

mixer tap and wall mounted shower over. Attractively tiled. Obscured window. Ladder radiator. Door to landing.

### Outside- Front

Gravel bed with mature shrub edging and planted bed. Pathway to front door with storm porch over. Hardstanding driveway providing off road parking with access to the garage, rear door and rear garden.

### Garage 8'11" x 7'6" (2.72m x 2.29m)

### Study 8'1" x 7'6" (2.47m x 2.29m)

With access door to rear garden.

### Outside - Rear

Delightful, private rear garden. Decked seating area with French doors to conservatory. Raised brick built beds with a variety of attractive planting. Gravel pathway leading to access gate to front and door to study. Steps leading to rear area with timber shed and oil tank.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E (South Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 113 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

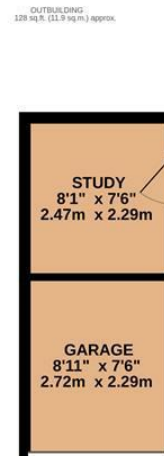
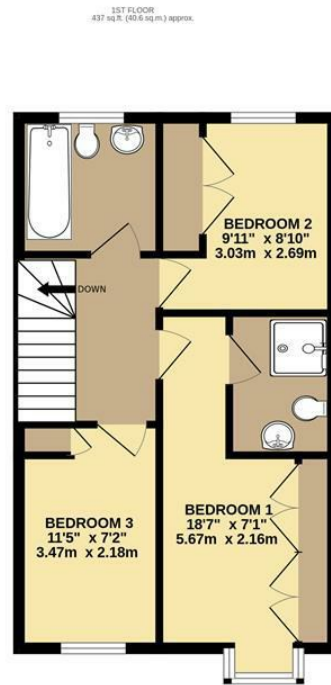
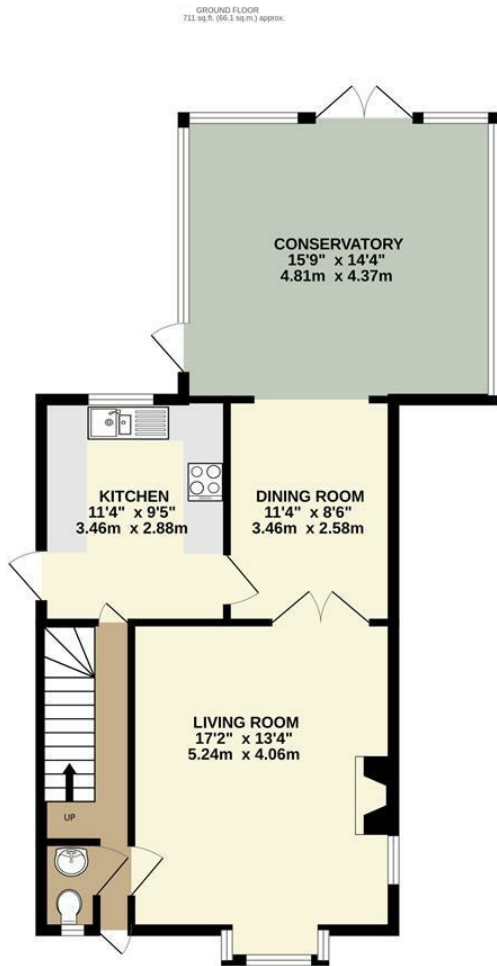
Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 75Mbps download, 20Mbps upload

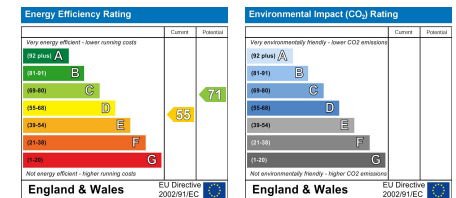
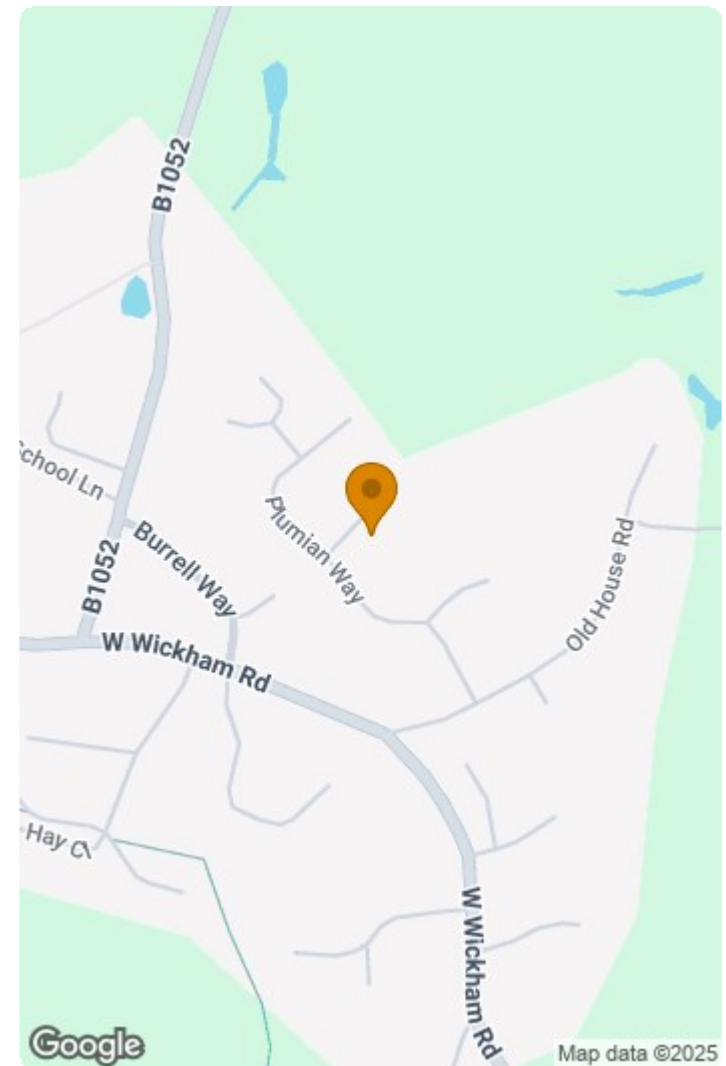
Mobile Signal/Coverage – Ofcom advise likely on all networks

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



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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.  
Made with Metropix ©2025



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.











