



**The Rookery, Balsham CB21 4EU**

**Guide Price £460,000**

## The Rookery, Balsham CB21 4EU

A stunning semi detached family home that has been extended, located in the popular village of Balsham.

Accommodation comprises of a living room , dining room, kitchen, utility room, WC, Four bedrooms and a bathroom. A study off of bedroom one would make a perfect ensuite.

Externally, there is a large wooden outbuilding and shed set within a walled garden. The garden is laid to lawn with a patio and is well stocked with various shrubs and borders. The front is laid to lawn.

Must be seen to be fully appreciated.

### Entrance Hall

With doors leading to the kitchen, living room and cloakroom. Radiator. Stairs leading to the first floor.

### Kitchen 13'6" x 13'0" (4.14m x 3.97m)

Modern range of fitted eye and base level cupboards with worktop over. Ceramic 1 1/3 bowl sink and drainer with mixer tap over. Integrated double, eye level, oven. Inset ceramic hob. Space and plumbing for washing machine and dishwashers. Space for undercounter fridge. Window to the rear aspect. Attractively tiled flooring. Radiator. Arched opening to the dining room. Doors to the pantry, living room and entrance hall.

### Pantry 5'8" x 2'5" (1.75m x 0.75m)

Walk-in pantry with built-in storage. Door to kitchen.

### Dining Room 15'10" x 10'9" (4.85m x 3.30m)

Well presented dining room with wood flooring. Window to the front aspect. Radiator. Arched opening to the kitchen. Door leading to the utility room.

### Living Room 19'5" x 11'10" (5.94m x 3.62m)

Spacious living room with wood flooring. Feature fireplace, fitted with a wood burner stove with floating wooden mantel above. Radiator. Large window to the front aspect. Glazed doors leading to both the kitchen and entrance hall. Glazed sliding doors to the conservatory.

### Conservatory 11'10" x 10'2" (3.62m x 3.11m)

Generous conservatory with sliding glazed doors leading to the living room. Tiled flooring. Door leading to the rear garden.

### Utility Room 10'9" x 3'6" (3.30m x 1.09m)

Fitted with work top counter and shelving. Boiler. Window to the rear aspect. Tiled flooring. Doors leading to both the dining room and rear garden.

### Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to the entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Radiator. Built-in airing cupboard. Window to the rear aspect. Stairs leading to the ground floor.

### Bedroom 1 15'10" x 10'9" (4.85m x 3.30m)

Spacious double bedroom with window to the front aspect. Radiator. Door leading to the study, which has potential to convert to an en suite. Door to landing.

### Study 10'9" x 3'7" (3.30m x 1.10m)

With window to the rear aspect. Has the potential to be converted to an en suite. Door to Bedroom 1.

### Bedroom 2 11'10" x 10'5" (3.63m x 3.20m)

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

### Bedroom 3 8'11" x 8'9" (2.74m x 2.68m)

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

### Bedroom 4 9'6" x 7'9" (2.92m x 2.37m)

Well proportioned bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

### Bathroom 5'9" x 5'8" (1.77m x 1.75m)

Modern white suite comprising low level W.C., pedestal handbasin and panelled bath with wall mounted electric shower above. Attractively tiled. Obscured window. Door leading to the landing.

### Outbuilding 18'11" x 7'7" (5.78m x 2.32m)

Spacious and versatile outbuilding offering a variety of uses. Power and light. LVT wood flooring. Decked area to the front. Triple windows overlooking the garden. Door leading to the garden.

### Outside - Front

Lawned area with some established planted areas. Pathway leading to the front door with a generous storm porch over. Access gate to the side leading to the rear garden.

### Outside - Rear

Lawned area with stepping stone paths leading to the outbuilding and timber shed. Attractive borders with established planting. Patio area to the rear of the house with doors leading to the conservatory and utility room. Access gate to the front

### PROPERTY INFORMATION

EPC - D

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 - 134 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

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

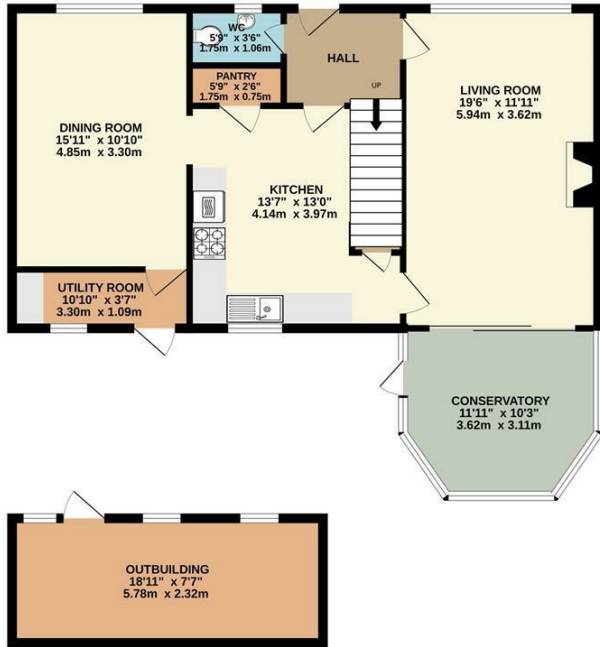
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

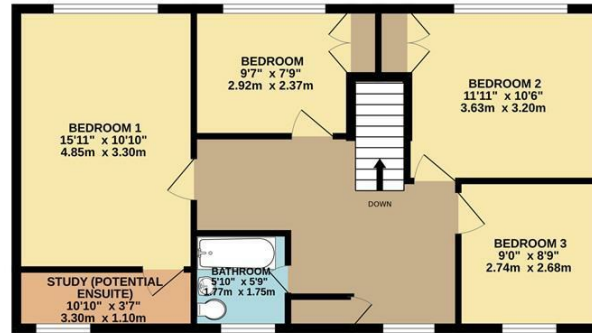
### Location

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  
946 sq.ft. (87.8 sq.m.) approx.

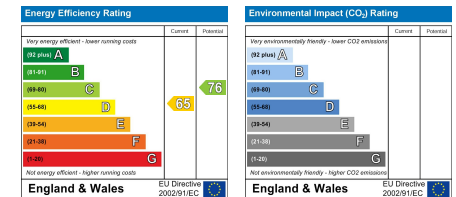
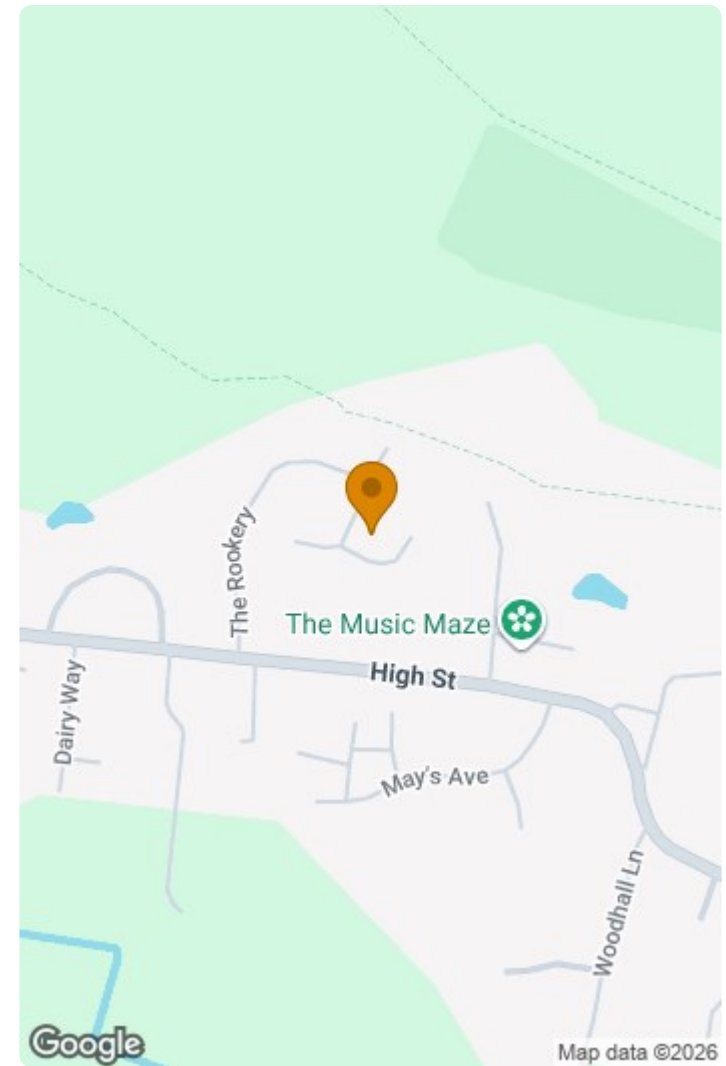


1ST FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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