



24 Queens Close, Balsham, Cambridge
CB21 4HL



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24 Queens Close

Balsham | Cambridge | CB21 4HL

Guide Price
£735,000

- A substantial modern detached family home
- Extending to approximately 1925 Sqft
- 5 generous bedrooms, including a principal bedroom with dressing area and ensuite shower room.
- Further en suite and family bathroom
- Flexible ground floor living space including a large dual aspect living room
- Enclose south facing garden with attractive countryside views
- Quiet location set on the edge of the village
- EPC: D

The Property

A well-appointed, 5 bedroom, substantial detached family home occupying a pleasant peaceful position tucked away at the end of a small and exclusive cul-de-sac, backing onto paddocks and enjoying attractive far reaching countryside views.

The Setting

Queens Close is located towards the southern edge of the popular and well served village of Balsham. The village is located approximately 10 miles east of Cambridge and approximately 10 miles equi-distant of the horseracing town of Newmarket and the historic market town of Saffron Walden. The village itself provides an excellent range of local amenities including its own primary school, post office/stores, fine church, two inns, a recently opened delicatessen and coffee shop and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via nearby Whittlesford or Audley End and the M11 motorway access point is located at Duxford (Junction 10) north and south or at Stump Cross (Junction 9) south only.

The Accommodation

This wonderful modern home provides extremely well-proportioned and practical living accommodation, ideal for modern day living with a great degree of flexibility. On the ground floor, there are three reception rooms including a good size family room with bay window to the front aspect, a study with window to the rear overlooking the garden





and a 21'11" foot long, spacious sitting room filled with natural light, benefitting from a dual aspect comprising a bay window to side aspect enjoying wonderful views over the adjacent meadow and countryside beyond, and French doors leading out to the paved terrace and rear gardens. The sitting room also benefits from an attractive cast iron fireplace with ornate wooden surround and mantel with slate hearth.

The spacious kitchen/breakfast Room is fitted with a matching range of eye and base level units with complementary worktop. Integrated appliances include an eye level double Neff oven and grill and 4-point Neff induction hob with a concealed extractor cooker hood above and Neff dishwasher. There are windows to rear aspect and French doors providing access out to the paved terrace and rear garden. There is a separate utility room which is fitted with base units with worktop, sink, space and plumbing for washing machine and tumble dryer and a further door to side pathway and gardens. Also on the ground floor is a good size reception hall with stairs rising to the first floor and a cloakroom with W.C.

There is a separate utility room which is fitted with base units with worktop and a single drainer sink unit, space and plumbing for washing machine and tumble dryer and a further door to side pathway and gardens.



On the first floor, the property benefits from a wonderful open gallery landing with built-in airing cupboard and windows to front aspect providing lots of natural light, with doors leading to the five bedrooms, 2 en suites and family bathroom.

The main bedroom suite is extremely generous with an attractive bay window to front aspect, archway to the dressing area with two built-in double wardrobes and door to the ensuite. Comprising of a fitted shower cubicle, wash hand basin, W.C. and heated towel rail.

A second, spacious double bedroom has windows to rear aspect with fantastic views over the meadow and countryside beyond, built-in wardrobes, and door to ensuite. Comprising of a fitted shower cubicle, wash hand basin, W.C. and heated towel rail.

Bedroom 3 is a double which has windows to rear aspect with views over garden and countryside beyond.

Bedroom 4 is another double bedroom and has windows to front aspect.

Bedroom 5 is a generous single and has windows to rear aspect. The family bathroom comprises of a panelled bath, a fitted shower cubicle, wash hand basin, W.C. and heated towel rail.

Outside

The property sits in a generous corner plot, with gravel driveway providing off road parking for 2 vehicles and leading to an integral double garage with up and over door, with power and light connected. To the side of the driveway there is a delightful front garden laid to lawn with well stocked borders, mature shrubs, bushes and hedgerow around. Gateway and pathway to side of property leading to rear garden.

The delightful, south facing rear garden has a good degree of privacy and is mainly laid to lawn with a great variety of mature shrubs, bushes, well stocked border, a large, paved terrace with outside power and a further garden area to the side which is laid to lawn with mature shrubs, borders and hedgerow to side.

Services

Mains water, electricity and drainage are connected.

Council Tax

Band F

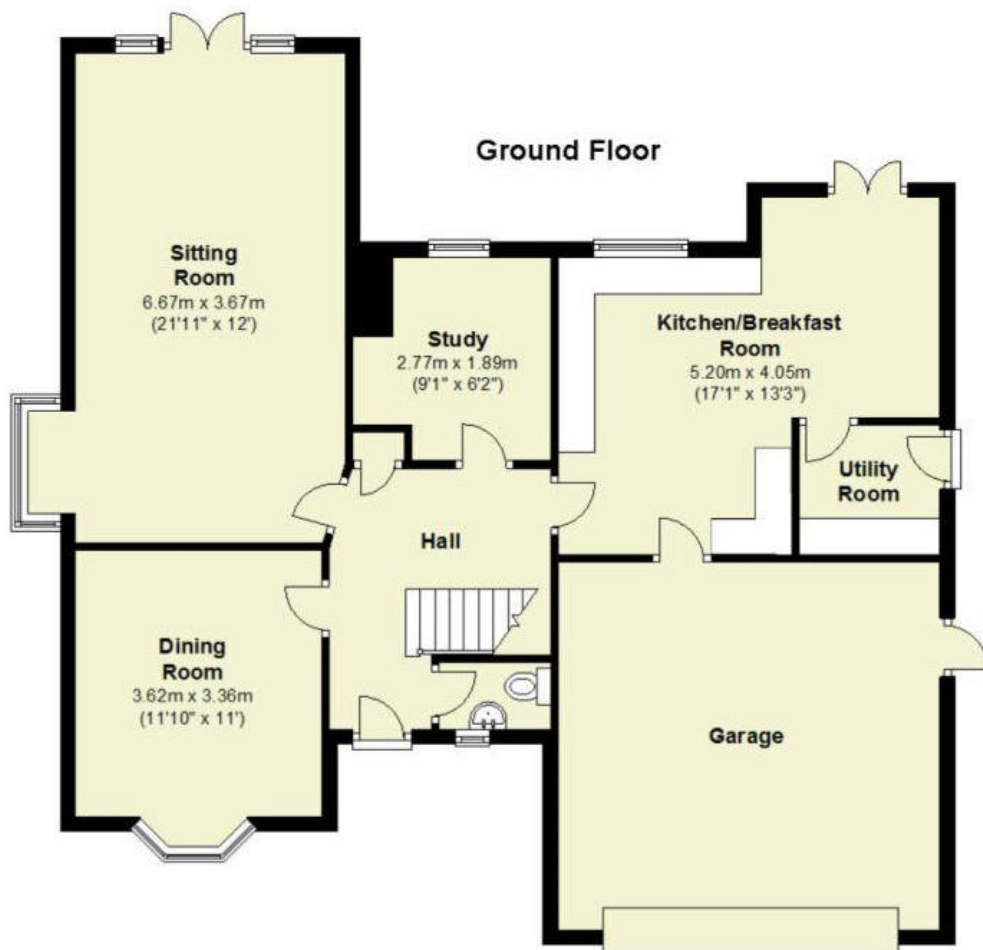
Local Authority

South Cambridgeshire









Approx. gross internal floor area 179 sqm (1925 sqft) excluding Garage

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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