



6 Horseshoe Close, Balsham
CB21 4EQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Horseshoe Close

Balsham | Cambridge | CB21 4EQ

Guide Price £700,000

- A detached, five-bedroom family home
- Off road parking and established rear garden
- Extended and updated by the current owners
- Desirable village location
- Superb open plan dining, ideal for modern day living
- EPC: C
- A bespoke, German made kitchen
- Council Tax Band: D

The Property

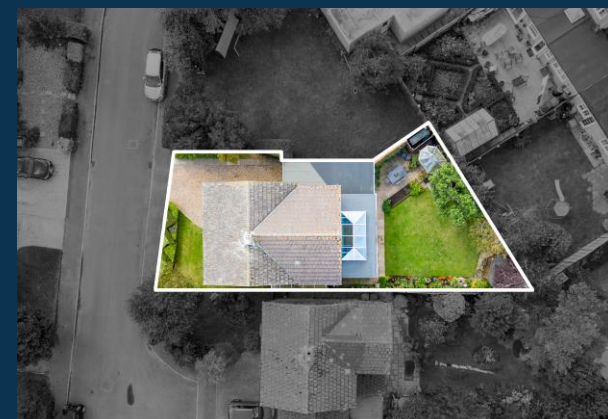
An extended and updated, five-bedroom, detached home located in the well-regarded South Cambridgeshire village of Balsham. The well-presented home has a superb open plan kitchen / living area at the heart of the home, off road parking and mature rear garden.

The Setting

The property is situated on a quiet residential cul-de sac within the well-regarded South Cambridgeshire village of Balsham. The pretty village lies just 10 miles Southeast 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 local amenities including its own primary school, post office/stores, fine church, two inns, a delicatessen and coffee shop, recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton or Cambridge and for the commuter there is a train service to London via nearby Whittlesford, Cambridge or Audley End and the M11.

The Accommodation

In detail, the property comprises entrance hall, where doors lead to the cloakroom and the open plan kitchen, and stairs rise to the first floor. The open plan kitchen / dining / living room is a fantastic space and the real hub of the home. The bespoke kitchen is fitted with an extensive range of units and benefits from having integral Siemens appliances. Patio doors lead to the garden and an attractive lantern light above the dining area. To the front of the house is a





spacious living room with oak flooring and a wood burning stove. A door from the kitchen area leads off to a utility room and a then on to a study.

The first-floor landing provides access to the loft hatch and doors leading to five bedrooms and a family bathroom. Bedroom one is a double room with window to front aspect and built in wardrobes. Bedrooms two and three are double rooms with window to rear aspect. Bedroom four is a good size room with window to front aspect. Bedroom five is a good size room with window to side aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and storage cupboard.

Outside

To the front of the property is a small mature garden and a driveway which provides off road parking. The rear garden is enclosed and is well planted with mature trees and shrubs. There is patio area ideal for al fresco dining, timber summerhouse and greenhouse.



Services

Oil fired central heating. Mains water and electric are connected.

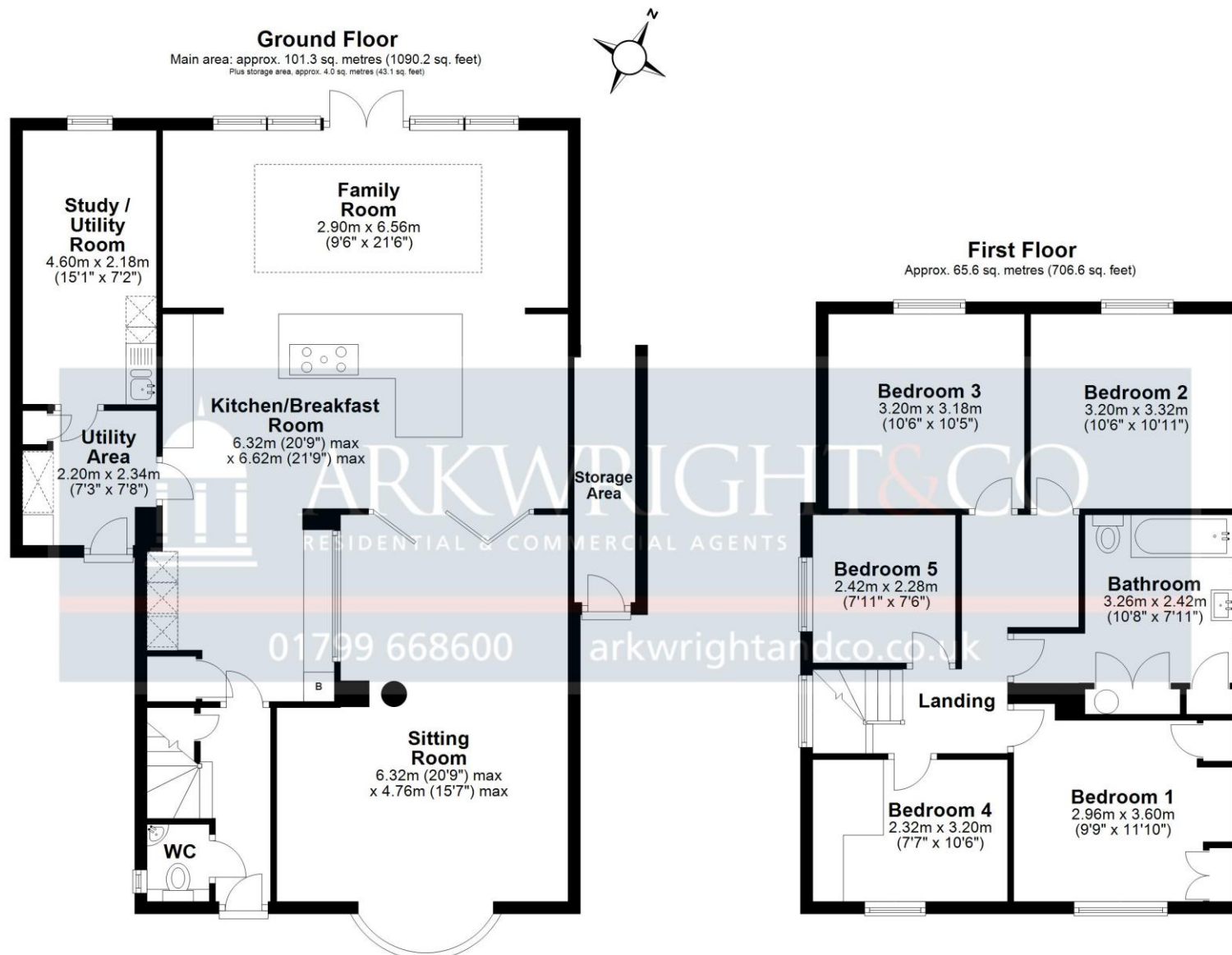
Local Authority

South Cambridgeshire District Council

Council Tax

D





Main area: Approx. 166.9 sq. metres (1796.8 sq. feet)
Plus storage area, approx. 4.0 sq. metres (43.1 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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