



119 sqft / 1289 sqft

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385 sqm / 0.09 acre

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Detached house

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4 bed, 2 recep, 2.5 bath

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Garage & off road parking

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2018 - freehold

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EPC - B / 90

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Council tax band - E

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Woodfield Road

A truly immaculate, energy efficient, high quality, modern detached home, providing stunning living accommodation, with a beautifully landscaped, south west facing garden, a garage and off road parking.



Guide Price  
£600,000



The property forms part of a modern development, that incorporates a nice green space and play area, and the house has been beautifully maintained by the current owners.

Approached over a neat front garden there is an area of lawn bordered by shrubs on one side and a wide driveway leading to the garage on the other with a path leading to the front door. The entrance hall is a lovely bright space for welcoming guests into your home and there are two useful storage cupboards and a modern cloakroom off. The sitting room is a spacious and elegant room and there is a second reception room to the rear which incorporates a kitchen, and dining and sitting areas. The kitchen is beautifully fitted with cabinets above and below the working surfaces and there is a built in double oven and hob with extractor over, and an integrated dishwasher and fridge freezer. The adjacent dining area is bright and spacious and there is a sitting area next to the patio doors. The room is exceptionally light and is dual aspect, with patio doors and roof lights which face southwest. On the ground floor there is also a utility room with a sink and drainer, further cupboards and space and plumbing for a washing machine.

On the first floor there is a window on the landing which provides light over the stairwell and there is a large airing cupboard. The landing opens to a family bathroom fitted with a bath with hand held shower, w.c. and hand-basin and

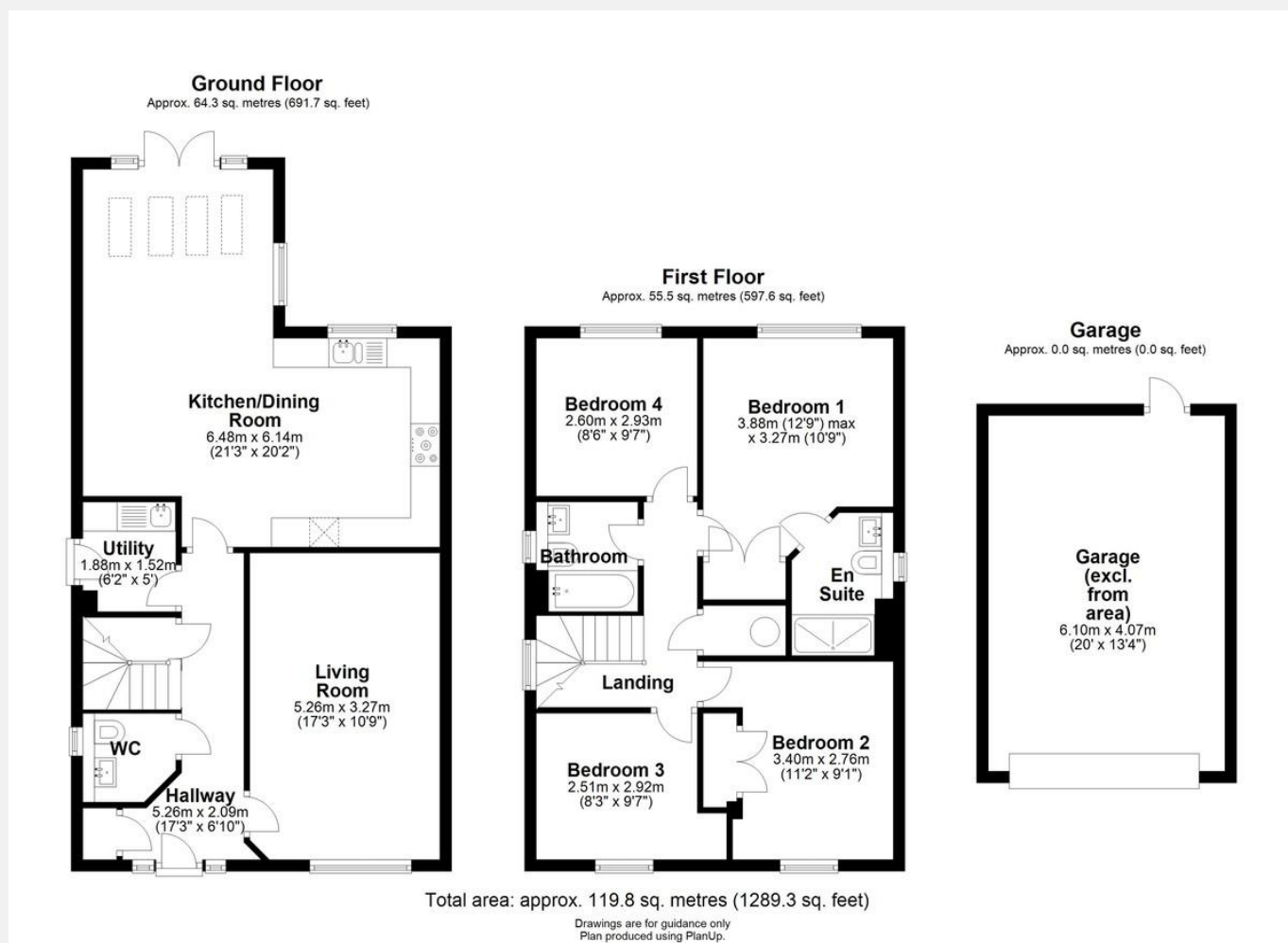
there are four generous bedrooms. The main bedroom is a very nice size and overlooks the garden, and there is an en-suite fitted with a large shower enclosure, w.c. and hand-basin. The main bedroom and second double room both have fitted wardrobes.

Outside the garden is a good size, southwest facing and meticulously maintained. It has been thoughtfully planted with an array of interesting trees, shrubs and climbers and there is a greenhouse and raised bed. There is also a patio next to the house and a personal door that gives access into the back of the garage.

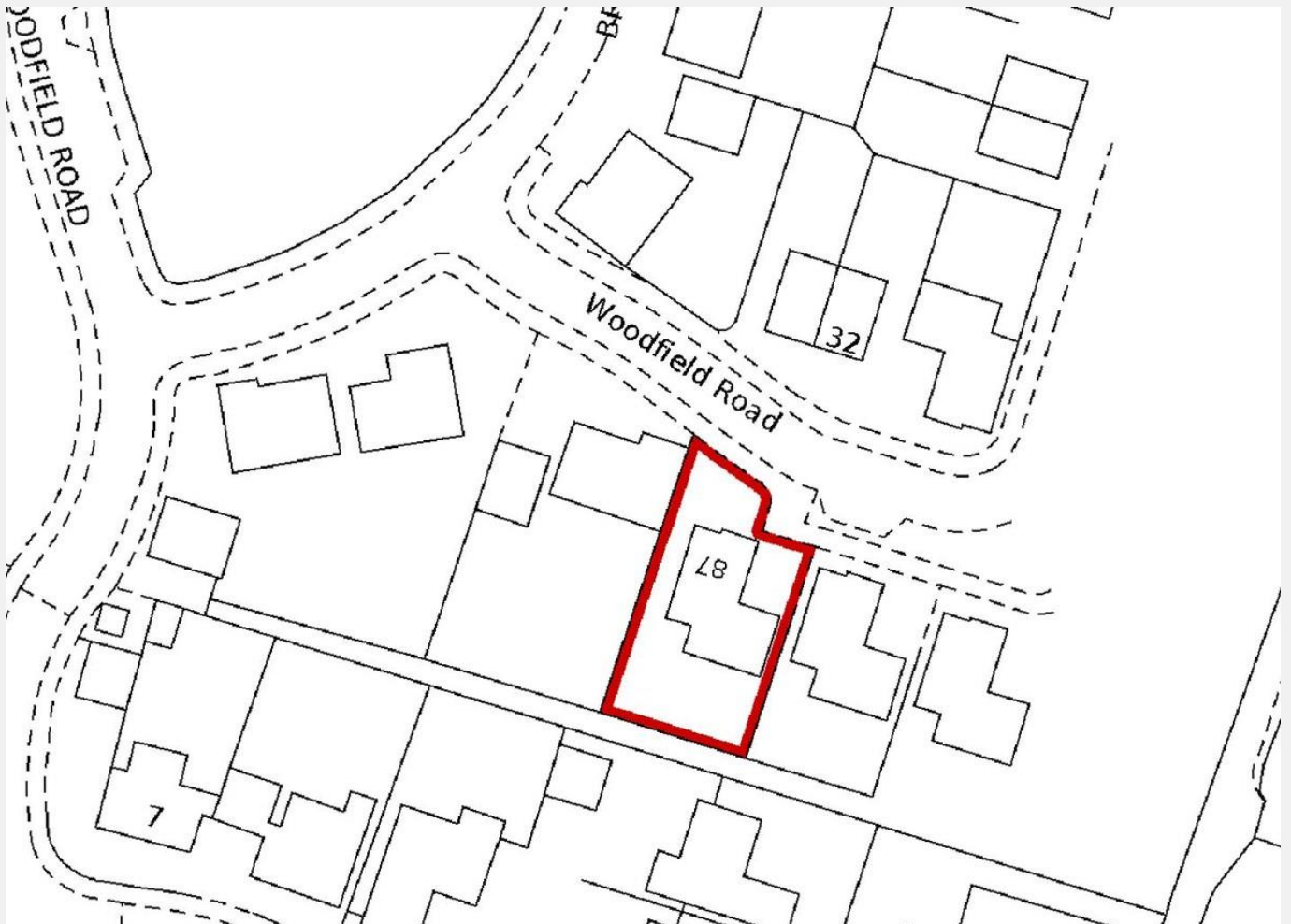


Ground Floor:  
64 sqm / 691 sqft

First Floor:  
55 sqm / 597 sqft



Total area:  
Approx. 120 sq m  
(1,289 sq ft)



Highfields Caldecote is an appealing established community about 5 miles west of Cambridge and is well served by a primary school, social club and village hall and many open green recreational spaces. There is also a hairdressers, petrol filling station and shop just at the edge of the village with Cambridge Country Club and Meridian Golf Club in neighbouring Bourn and Toft. The village also has a cricket team and various football teams for all age groups.

The village is in the catchment for the eagerly sought-after Comberton Village College and is surrounded by open countryside with lots of bridleways and footpaths providing pleasant walks and rides and there is a lovely bluebell wood off Highfields Road.

The A428 gives easy access to Cambridge (5 miles) and in the other direction to St Neots (11 miles). Junction 13 of the M11 is about 4.5 miles east and the A14 is about 5 miles.

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