



5 CASTLE MEADOW, CASTLE CAMPS CB21 4AX

**NP** NICHOLAS  
PERCIVAL



A modern and spacious charming two-bedroom semi-detached house in the quaint village of Castle Camps on the popular Castle Meadows development constructed in 2021 by Arbora Homes. The property benefits from off-road parking, air-source heat pump and spectacular countryside views to the rear.



## Property

A wooden storm porch provides a welcoming entrance through the front door of the house, leading directly into the hallway with stairs rising to the first floor. The ground floor benefits from a cloakroom with WC and wash basin.

The remaining ground floor is a light and spacious open plan living area with kitchen, dining and living space. The kitchen is a modern grey shaker style with solid white worktop and upstand and integrated appliances including fridge/freezer, oven, hob and dishwasher. There is space for a free-standing washing machine. The living and dining area benefits from bi-fold doors to the

rear offering access to the patio and garden beyond.

To the first floor there are two double bedrooms, both benefiting from built in storage and a spacious family bathroom. The bathroom benefits from WC, basin with drawer unit below and bath with rainfall shower.

The property is neutrally decorated with white walls, wooden LVT flooring to the ground floor and a neutral carpet to the stairs and first floor. The ground floor features underfloor heating throughout whilst the first floor is heated by radiators.

## Outside

To the front of the property is a block paved driveway providing parking for up to 2 cars, lawn and pathway leading to the front door. To the rear there is a good-sized stone patio and lawn, with post and rail fencing to the rear giving views to the countryside beyond.

## Location

The property is located on the Castle Meadows development within Castle Camps, a quaint village providing superb transport links to Cambridge, Haverhill and Saffron Walden. The village features traditional local amenities including a pub, primary school and village hall. Nearby Haverhill offers a supermarket,

local shops and restaurants and leisure facilities.

## Agents Notes

Ultrafast broadband available with highest download speeds of 1000 Mbps and upload speeds of 220 Mbps.

Limited mobile coverage inside and outside with EE, Three and Vodafone.

Annual Management Service Charge of c£400 applies.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** South Cambridgeshire **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).



**TOTAL APPROXIMATE FLOOR AREA:  
839 sq ft (77.95 sq mt)**

## Castle Meadow, Castle Camps

Illustration for identification purposes only. Measurements are approximate and not to scale.



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Chartered Surveyors, Estate Agents &  
Commercial Property