



HIGHFIELDS ROAD

78 sqm / 846 sqft

Driveway / off street parking

404 sqm / 0.10acre

Freehold

Detached bungalow

EPC - E / 43

2 beds, 1 recep, 1 bath

Council tax band - D

A detached bungalow on a 0.10-acre plot in this popular village, offering huge potential for renovation, extension or redevelopment (STPP). In need of complete modernisation and available with no onward chain. A rare opportunity to create a bespoke home. No chain



Guide Price
£300,000.00



Occupying a plot of approximately 0.10 acres, this detached bungalow on Highfields Road, Caldecote presents an excellent opportunity for complete renovation or redevelopment, subject to the necessary planning permissions. Offered for sale with no onward chain, it represents a rare prospect for developers or buyers seeking to create a bespoke home in a well-regarded village location.

The current accommodation comprises two bedrooms positioned to the front of the property. A central reception room spans the width of the bungalow and leads through to the kitchen at the rear, which overlooks the garden. An inner hallway provides access to the shower room, rear door and the attached garage, a useful space that could be reconfigured or incorporated into a redesigned layout, depending on requirements.

Externally, the property benefits from a generous rear garden and parking to the front. The size and proportions of the plot offer clear scope to extend, remodel or potentially replace the existing dwelling entirely, subject to obtaining the appropriate consents.

With its sizeable plot and peaceful yet well-connected setting, this property provides a genuine blank canvas for those with vision, whether modernising the existing bungalow or undertaking a more comprehensive redevelopment.

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. There is also a petrol filling station and shop just at the edge of the village.

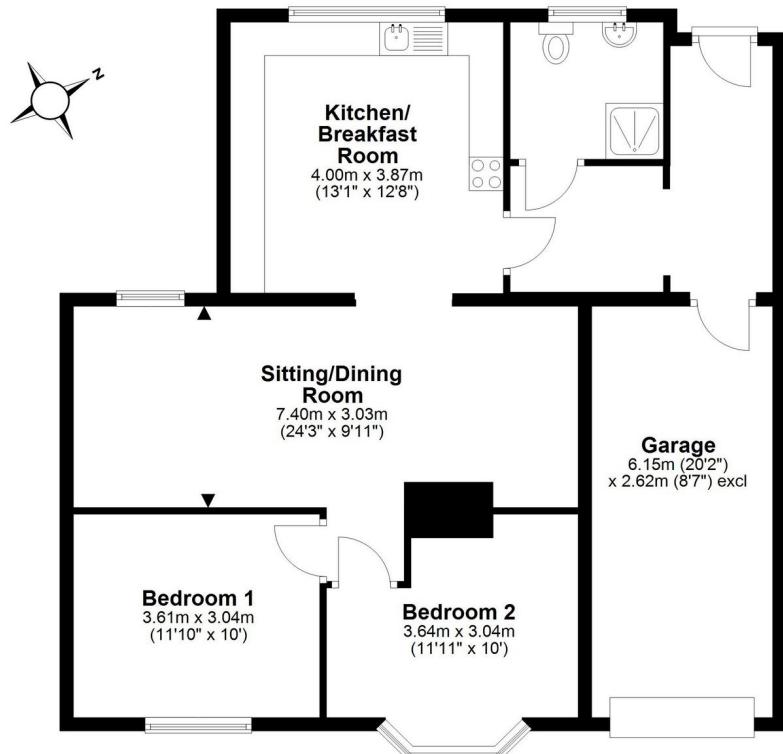
The village is within the catchment area for the highly sought-after Comberton Village College, which holds an outstanding rating from Ofsted. Surrounded by open countryside, the area offers an abundance of bridleways and footpaths, perfect for enjoyable walks and rides. Additionally, there is a charming bluebell wood just 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.



Ground Floor

Approx. 78.7 sq. metres (846.9 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.



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