



**Butterfield Drive, Basingbourn, SG8 5FL**

**welcome to**

**Butterfield Drive, Bassingbourn**

A spacious and extremely well-presented 2 double bedroom end-of-terrace family home with lovely lounge/diner and separate fitted kitchen, good sized landscaped rear garden, and 2 allocated parking spaces to front. Early internal viewing is highly recommended.



**Door To Entrance Porch**

Radiator. Door to cloakroom and entrance hall.

**Cloakroom**

Low flush WC. Wash hand basin. Window to front.

**Entrance Hall**

Stairs off to first floor landing with understair storage cupboard. Radiator. Wood flooring. Doors to:

**Kitchen**

10' 8" x 9' 3" ( 3.25m x 2.82m )

Lovely large fitted kitchen comprising built in oven and induction hob with extractor hood over, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, space for dishwasher and fridge/freezer, plumbing for automatic washing machine, part tiled walls, floor tiling, radiator, recess lighting, double glazed window to front.

**Lounge/Diner**

16' 10" x 14' 6" max ( 5.13m x 4.42m max )

Spacious lounge/diner with radiator, double glazed doors and windows to rear.

**First Floor Landing**

Hatch to loft. Radiator. Airing cupboard. Recess lighting. Wood flooring. Doors to:

**Bedroom One**

13' 2" max x 12' 4" max ( 4.01m max x 3.76m max )

Radiator. Double glazed doors to Juliet balcony. Double glazed window to front. Wood flooring.

**Bedroom Two**

12' 9" x 9' 3" ( 3.89m x 2.82m )

Radiator. Double glazed window to rear. Wood flooring.

**Bathroom**

Lovely bathroom comprising bath, shower cubicle, low flush WC, wash hand basin, heated towel rail, floor tiling, recess lighting, window to rear.

**Outside****Rear Garden**

Good sized rear garden with paved patio area with path to side access, decked area perfect for garden furniture and entertaining, lawn area with raised flower beds to borders, and fence surround.

**Parking**

2 allocated parking spaces to front.



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welcome to

## Butterfield Drive, Bassingbourn

- Extremely well-presented end-of-terrace family home in sought-after village location.
- 2 double bedrooms.
- Bright lounge/diner.
- Large fitted kitchen.
- Ground floor cloakroom and separate family bathroom.

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110670 - 0004

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