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5 Holben Close, Barton, Cambridge, CB23 7AQ

A substantial detached family residence requiring modernisation set in mature and private gardens enjoying a tranquil traffic free position within this highly sought after Cambridgeshire village.

Guide Price £549,995

- Generous 5 Bedroom Detached House
- 2 Reception Rooms plus Study
- Kitchen with Utility Room off
- Modernisation & Improvement Required
- Off-Road Parking
- Double Garage
- Private Mature Gardens



LOCATION

The village provides an excellent range of local amenities, many of which are within easy walking distance, including the church and orchard adjacent, village primary school, post office and shop, petrol station, opticians and 2 public houses. The village is also within the catchment for Comberton Village College, and is conveniently located just 3 miles west of the University City of Cambridge, and just 1 mile from Junction 11 onto the M11 Motorway.

ACCOMMODATION with approximate room sizes.



ENTRANCE PORCH

with window on both sides, quarry tiled floor, door to:

GENEROUS RECEPTION HALL

25' 0" x 7' 1" (7.62m x 2.16m) with window to front aspect, stairs rising to first floor accommodation with storage cupboard under, radiator.



CLOAKROOM/WC

with window to front aspect, comprising low level w.c., pedestal wash hand basin and radiator.

STUDY

11' 1" x 7' 1" (3.38m x 2.16m) with window to front aspect, fitted bookshelving, radiator.

SITTING ROOM

17' 1" x 11' 10" (5.21m x 3.61m) with patio doors and window to rear aspect, feature open fireplace with attractive tiled surround and hearth, two radiators.



DINING ROOM

11' 11" x 11' 0" (3.63m x 3.35m) with window to rear aspect, fitted storage cupboards and display shelving, serving hatch, radiator.

KITCHEN

11' 10" x 9' 11" (3.61m x 3.02m) with window to rear aspect, fitted with a range of base level and wall mounted storage cupboards, fitted working



surfaces with inset single sink unit with double drainer, electric cooker point, space for fridge/freezer, pantry cupboard, door to:

UTILITY ROOM

9' 0" x 7' 0" (2.74m x 2.13m) window to front aspect, single sink unit with storage cupboards below, freestanding oil fired central heating boiler, plumbing for washing machine, space for tumble dryer and fridge/freezer.

ON THE FIRST FLOOR

LANDING

19' 1" x 9' 11" (5.82m x 3.02m) with window to front aspect, airing cupboard housing hot water cylinder and shelving, roof space access, radiator.

BEDROOM 1

13' 1" x 12' 0" (3.99m x 3.66m) with window to rear aspect, fitted wardrobe cupboards with

matching dressing table and chest of drawers, radiator, door to:

ENSUITE SHOWER ROOM

6' 0" x 6' 0" (1.83m x 1.83m) with window to front aspect, suite comprising low level w.c., pedestal wash hand basin, panelled bath and radiator.



BEDROOM 2

14' 11" x 10' 0" (4.55m x 3.05m) with window to rear and side aspect, wardrobe cupboard, radiator.

BEDROOM 3

11' 10" x 7' 1" (3.61m x 2.16m) with window to front aspect, fitted wardrobe cupboard, radiator.

BEDROOM 4

10' 0" x 7' 11" (3.05m x 2.41m) with window to rear aspect, radiator.

BEDROOM 5

10' 0" x 7' 11" (3.05m x 2.41m) with window to rear aspect, radiator.

FAMILY BATHROOM

10' 1" x 5' 10" (3.07m x 1.78m) with suite comprising low level w.c., vanity wash hand basin, panelled bath, tiled shower cubicle, radiator.

OUTSIDE

Front garden is laid to lawn with a selection of mature trees and bushes, a pathway leads to the shingled driveway which provides parking for two cars and access to the detached **DOUBLE GARAGE** with electric up and over door, power and light connected.

The rear garden is laid predominantly to shaped and manicured lawns, bordered by well stocked flower and shrub beds, a selection of mature trees, bushes, paved patio area, discreetly positioned oil tank and all enclosed by walling and fencing to provide excellent levels of privacy and seclusion.

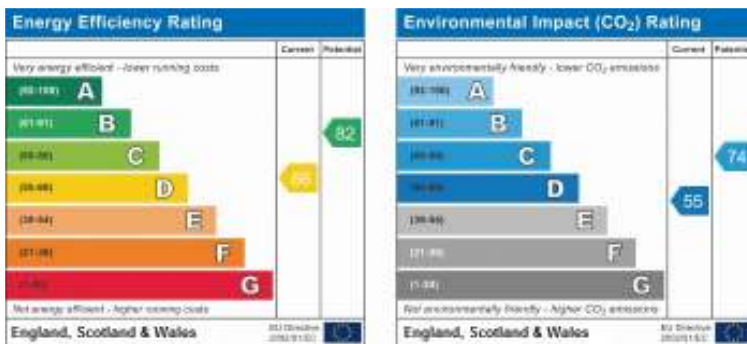




Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Special Notes

- As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

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