



**1 Sharps Yard London Road
Six Mile Bottom, Cambridgeshire CB8 0UH
Offers In Excess Of £325,000**

1 Sharps Yard London Road, Six Mile Bottom, Cambridgeshire CB8 0UH

One of two superbly and newly constructed three bedroom semi-detached homes occupying an enviable position in this much sought after village with superb travel links.

The property offers accommodation boasting attention to detail throughout with under floor heating and contemporary finishes comprising an entrance hall, living/dining room, kitchen/breakfast, utility, downstairs cloakroom, three bedrooms (with en-suite to the master) and a four piece bathroom.

Externally benefitting from gardens to the front and rear, off road parking and far reaching countryside views to the rear.

Early viewing is a must.

EPC (TBC)

Accommodation Details

Front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, built in understairs cupboard, underfloor heating, access and door leading through to:

Lounge/Dining Room

French style doors with glazed panels to the side to the rear aspect, underfloor heating.

Kitchen/Breakfast Room

Fitted with a quality range of eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, inset sink unit with mixer tap over, ample room for dining table and chairs, underfloor heating, window to the front aspect.

Utility

Fitted with matching eye level and

base storage units with working top surfaces over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, underfloor heating, door the side aspect with storm canopy.

Cloakroom

Comprising low level WC and wash hand basin, underfloor heating, window with obscured glass to the front aspect.

First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

Master Bedroom

With French style doors to the rear aspect leading to a Juliette balcony, further windows to the rear aspect, contemporary vertical radiator, access and door leading through to:

En-Suite

With suite comprising shower

enclosure, wash hand basin and low level WC, heated towel rail, extractor.

Bedroom 2

With window to the front aspect, contemporary vertical radiator.

Bedroom 3

With window to the front aspect, contemporary vertical radiator.

Bathroom

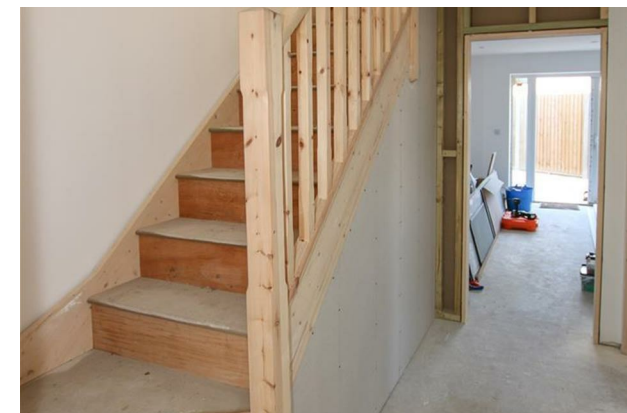
With suite comprising panel bath with mixer taps/shower attachment, shower enclosure, wash hand basin and low level WC, heated towel rail, window with obscured glass to the side aspect.

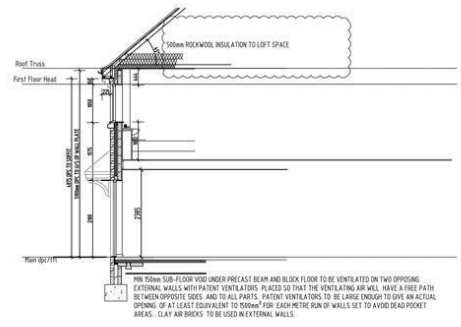
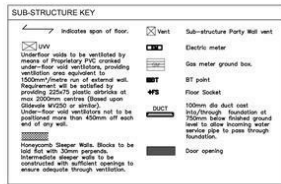
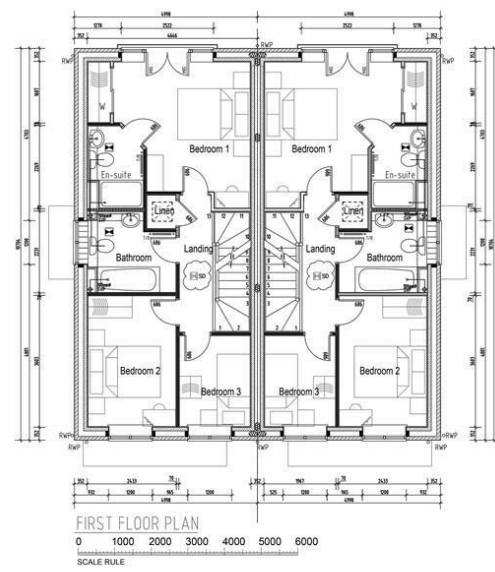
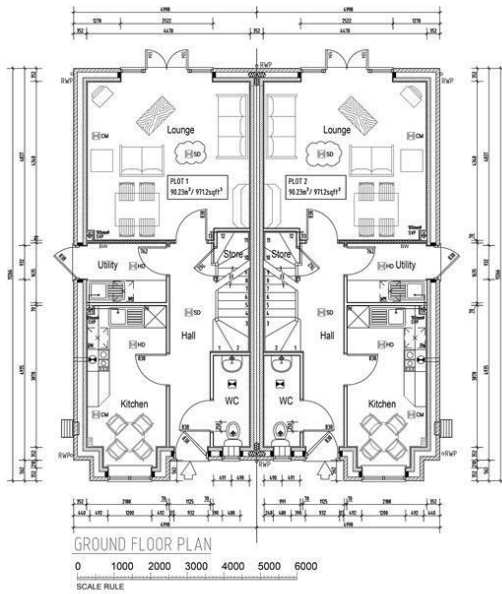
Outside

With gardens to the front and rear, off road parking and views to the rear overlooking open countryside.

Agents Note

The internal photographs are indicative of the expected finish for both properties. Anticipated build finish Summer 2022.





PRELIMINARY

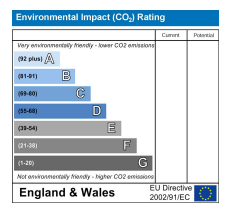
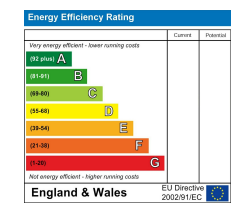
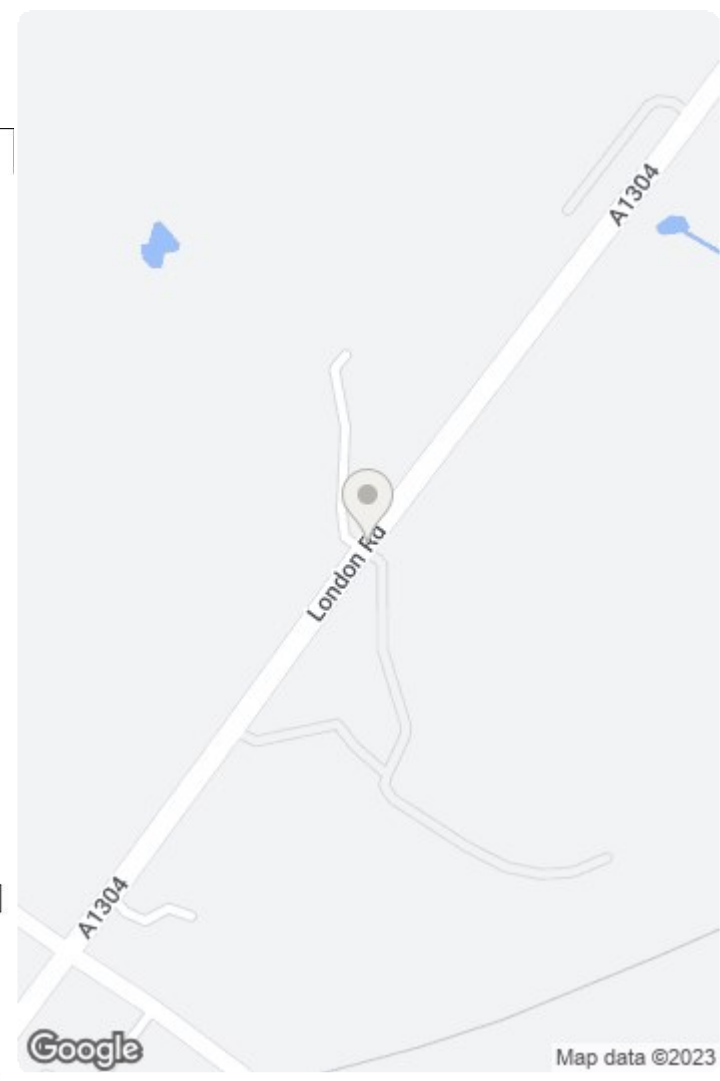
No.	Revision/Issue	Date
P4	ROOF ROOF CORRECTED ROOF PITCH CORRECTED TO GARY WITH INCREASED TO 150mm. SMOKE DETECTOR ADDED TO FIRST FLOOR.	22 May 21
P3	SMOKE ALARMS ADDED EXTRACTORS ADDED TO LEGEND AND PLANS WC REFERRED TO PART W	12 Mar 21
P2	SMOKE ALARMS ADDED EXTRACTORS ADDED TO LEGEND AND PLANS WC REFERRED TO PART W	5 Mar 21
P1	INITIAL ISSUE	10 Jan 21

No. Revision/Issue Date

Cofin Wilson IENG AMIStructE
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Project Name and Address
Mr. C. Shopp
NEW DWELLINGS GENERAL ARRANGEMENTS
Dreeping Cottage
Six mile bottom
CAMBS

Project 971 No. 16
Date JAN 21 11 P4
Scale ORIGINAL 1/127 A1



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