



Felsham Chase
Cambridge, Cambridgeshire CB25 0JP
Guide Price £455,000

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A superbly presented and greatly improved modern family home set in the heart of this thriving and highly regarded village.

This stylishly presented property has been updated by the current owners and boasts an appealing mix of rooms offering open plan living. Accommodation includes an entrance porch, cloakroom, impressive kitchen/family room with built-in appliances, living room, utility room, four bedrooms (en-suite to the master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a lovely and well stocked mainly South facing rear garden, extensive driveway and garage facilities.

Early viewing is absolutely essential.

EPC (D)
Council Tax Band D (East Cambs)

Accommodation Details

With entrance door leading through to:

Entrance Hall

With glazing to the front aspect, door leading through to cloakroom and kitchen/dining room.

Kitchen/Dining Room 14'4" x 12'10" (4.37m x 3.91m)

Open plan with a range of matching eye level and under counter units, built in oven, separate four ring gas hob with extractor over, inset sink unit with splash mixer tap over, tiled splashback, tiled flooring, radiator, staircase rising to the first floor and windows to the front and side aspects, double glazed doors leading through to:

Sitting Room 17'7" x 12'0" (5.36m x 3.66m)

With large bay window to rear aspect, gas fireplace, radiators, television connection point, and sliding doors to garden.

Cloakroom 4'3" x 2'11" (1.30m x 0.89m)

With low level WC and hand basin window with obscured glass to the front aspect.

Utility Room 4'9" x 4'1" (1.45m x 1.24m)

Fitted with a range of units, integrated fridge/freezer, integrated washing machine, door to the side aspect.

First Floor Landing

With airing cupboard, access to loft space, radiator and doors to bedrooms and family bathroom.

Bedroom 1 10'2" x 8'11" (3.10m x 2.72m)

With window to front and side aspects, walk in wardrobe, radiator, door leading through to:

En-Suite 7'1" x 4'3" (2.16m x 1.30m)

With suite comprising shower enclosure, wash hand basin and low level WC, part tiled walls, window with obscured glass to the front aspect.

Bedroom 2 10'5" x 10'2" (3.18m x 3.10m)

With window to the rear aspect, large built in wardrobe, radiator.

Bedroom 3 7'5" x 7'4" (2.26m x 2.24m)

With window to the front aspect, built in wardrobe, radiator.

Bedroom 4 7'5" x 6'7" (2.26m x 2.01m)

With window to the front aspect, built in cupboard, radiator.

Bathroom 8'6" x 4'10" (2.59m x 1.47m)

With suite comprising panel bath with shower over and concertina screen, wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window with obscured glass to the side aspect.

Outside - Front

Driveway with space for three vehicles bordered by a variety of mature plants/shrubs, outside lighting, access to:

Garage

Single garage with remotely operated electric door, power and lighting and pedestrian door through to garden.

Outside - Rear

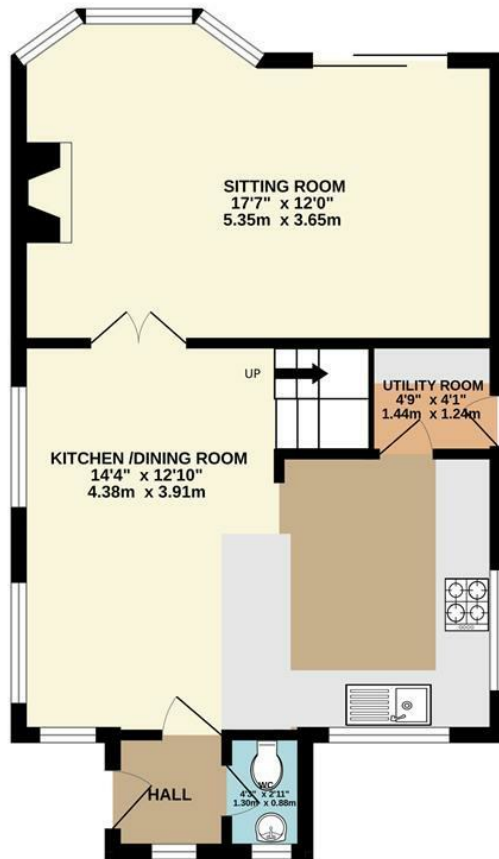
Fully enclosed rear garden predominantly laid to lawn with a variety of mature trees/plants/shrubs, part walled, paved patio/seating area, timber built shed, outside lighting.

Agents Note

The boiler is 1.5 years old. Integrated kitchen/utility appliances are less than 3 years old.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

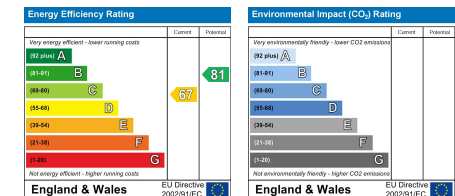
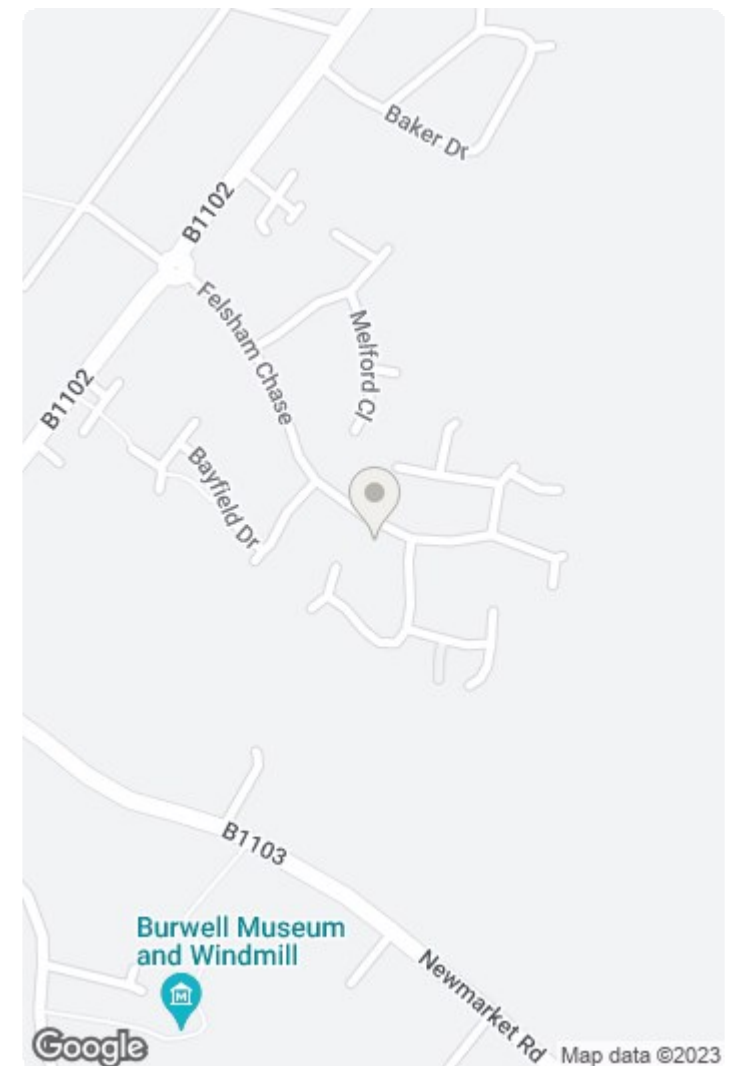


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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