



SPICERS CLOSE, WEST WRATTING, CAMBRIDGE, CB21 5NL

- Cambridge City Centre – approx. 12.5 miles
- Whittlesford Train Station – approx. 11 miles
- Addenbrookes Hospital – approx 12 miles

Unspoilt village setting • Spacious detached family home • Lovely countryside views • Open-plan kitchen/ diner with access to the garden & views over the countryside • Bright & spacious living spaces that offer versatility for family living • EPC rating B

DESCRIPTION

The property backs onto open fields and has lovely far reaching views which can be appreciated from all of the principal living rooms and three of the bedrooms. The property provides versatile, well maintained and well planned accommodation and offers ample off-road parking and a double garage.

The entrance hall to the front of the property is light and welcoming with a wooden floor and a staircase leading up to the first floor, at the far end there is a downstairs cupboard, modern cloakroom and study/5th bedroom. The sitting room is dual aspect with an open fireplace as well as an additional reception room that has many potential uses and has been used as a snug by the current owners.

The kitchen is fitted with a range of wall and floor mounted units and has an integrated dishwasher, double oven, induction hob and microwave. There is also space for an American style fridge/freezer (the existing appliance could be purchased). The adjacent utility room is fitted with further cupboards, sink, space for a washing machine and water softener (the existing appliance could be purchased), there is also a door to the garden.

A SUBSTANTIAL DETACHED, FAMILY HOME QUIETLY LOCATED IN A SMALL CUL-DE-SAC WITHIN THE PICTURESQUE VILLAGE OF WEST WRATTING TO THE EAST OF CAMBRIDGE.



On the first floor there is a spacious landing which has two built-in cupboards and opens to three double and one single bedroom. The master has en-suite facilities and there is also a family bathroom.

OUTSIDE

The rear garden has truly stunning views, is beautifully maintained and laid to lawn with shrub beds. The front garden is predominantly hard landscaped to provide access to the double garage and off-road parking.

LOCATION

West Wrating is a small picturesque village 10 miles south-east of Cambridge, 7 miles south-west of Newmarket and Saffron Walden is approximately 11 miles equidistant. The village is set amongst undulating countryside and has a pretty parish church, recreation ground with playground, tennis court and football club, village hall, livery yard and popular public house. There are further excellent day-to-day facilities in Balsham including 2 pubs, post office stores and coffee shop, and in Linton a small supermarket, healthcare, veterinary surgery, hairdressing, pubs and cafes. It is within the catchment of Balsham Primary School which feeds Linton Village College with a school bus stop nearby at the end of the street.

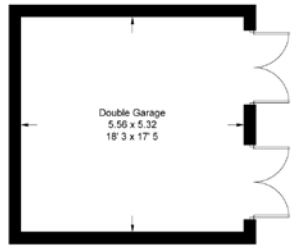


Spicers Close

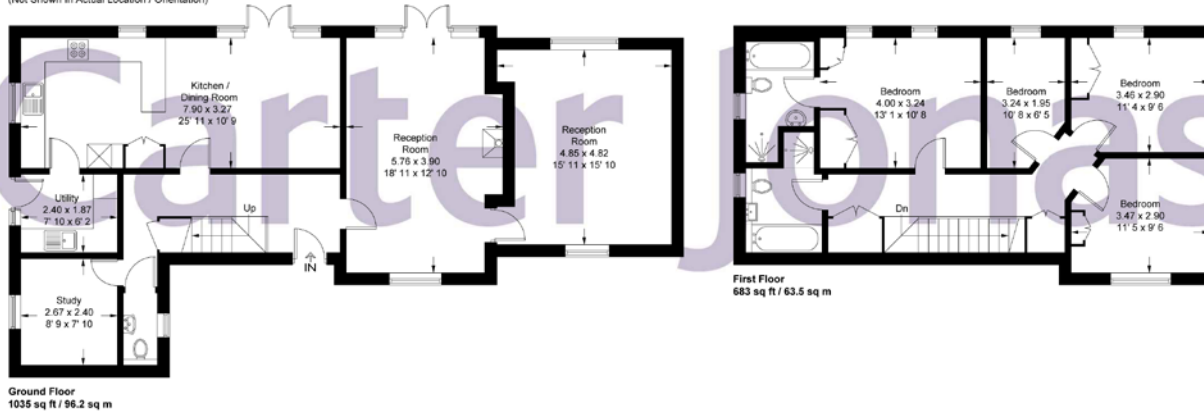
Approximate Gross Internal Area = 1718 sq ft / 159.7 sq m

Double Garage = 325 sq ft / 30.2 sq m

Total = 2043 sq ft / 189.9 sq m



(Not Shown In Actual Location / Orientation)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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