



Bosserts Way, Highfields Caldecote, Cambridge
CB23 7PA

Pocock + Shaw

Lilac Cottage
Bosserts Way
Highfields Caldecote
Cambridge
Cambridgeshire
CB23 7PA

A very well presented 3 bedroom detached property with a private garden, situated on a no through road within this highly sought after village.

- 3 Bedroom detached residence
- Recently redecorated throughout
- Spacious sitting room
- Kitchen with utility room
- Dining/breakfast area
- Garage
- Enclosed rear garden
- No upward chain

Guide Price £475,000



Highfields Caldecote is located about 6 miles west of Cambridge and is well served by a primary school, social club, village hall and green recreational spaces. There is also a hairdressers, petrol filling station and shop to the edge of the village with Cambridge Country Club and Meridian Golf Club in neighbouring Bourn and Toft. The village also has a cricket team and various football teams for all age groups.

The village is in the catchment for the highly sought-after Comberton Village College and is surrounded by open countryside with lots of bridleways and footpaths providing pleasant walks and rides and there is a lovely bluebell wood off Highfields Road.

The A428 gives easy access to Cambridge (5 miles) and in the other direction to St Neots (11 miles). Junction 13 of the M11 is about 4.5 miles east and the A14 is about 5 miles.

This 3 bedroom detached property has recently been redecorated throughout and is offered with no upward chain.

In detail, the accommodation comprises;

Ground Floor with part glazed upvc front door and side panel to

Reception hallway with recessed ceiling spotlights, stairs to first floor, radiator, inset brush mat, understairs cupboard with clothes hanging rail.

Cloakroom with vanity wash handbasin with tiled splashbacks, strip light with shaver point over, chrome heated towel rail, WC, extractor fan.

Bedroom 3 10'4" x 8'2" (3.15 m x 2.48 m) with window to side, radiator.

Kitchen 11'11" x 10'9" (3.62 m x 3.27 m) with window to rear with views to garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring induction electric hob with extractor hood over and electric double oven below, one and a quarter bowl stainless steel sink unit and drainer, integrated fridge/freezer, integrated Bosch

dishwasher, recessed ceiling spotlights, timber flooring, opening onto dining area (see later) and sliding door to

Utility room 6'10" x 6'2" (2.08 m x 1.88 m) with window to side, work top with unit below, space and plumbing for washing machine, space and vent for dryer, fitted wall cupboards, stainless steel sink unit and drainer, extractor fan, timber flooring, door to garage (see later).

Breakfast/dining area 12'4" x 7'10" (3.77 m x 2.40 m) with recessed ceiling spotlights, radiator, TV point, window to side, French doors and windows to rear garden, timber flooring.

Sitting room 19'5" x 11'3" (5.91 m x 3.42 m) with bay window to front, window to side, attractive stone fireplace with inset real flame coal effect gas fire (being serviced in January 2024). Ceiling mounted spotlight units, radiator, cable media points.

First Floor

Landing with velux window to side, velux window to rear, built in cupboards to one wall, loft access hatch.

Bedroom 1 14'8" x 12'10" (4.47 m x 3.92 m) with window to front, radiator, TV point.

Bedroom 2 14'8" x 10'9" (4.48 m x 3.28 m) with window to rear with views to garden, velux window to side, ceiling mounted spotlight unit, TV point, built in cupboard with clothes hanging rail, radiator.

Bathroom with feature pentagonal shaped window to side with fitted blinds, panelled bath with tiled surround, fully tiled walls, vanity wash handbasin with units below, WC with concealed cistern, glass shelf, mirror and striplight with shaver point over, separate fully tiled and enclosed shower cubicle with chrome shower unit, recessed ceiling spotlights, extractor fan.

Outside Open plan lawned area to the front with brick pavior driveway parking for two vehicles and leading onto the

Garage 17'5" x 9'2" (5.30 m x 2.80 m) with aluminium up and over door to front, personal door to rear garden,



power and lighting, wall mounted Vaillant Ecofit gas combination boiler (being serviced in January 2024).

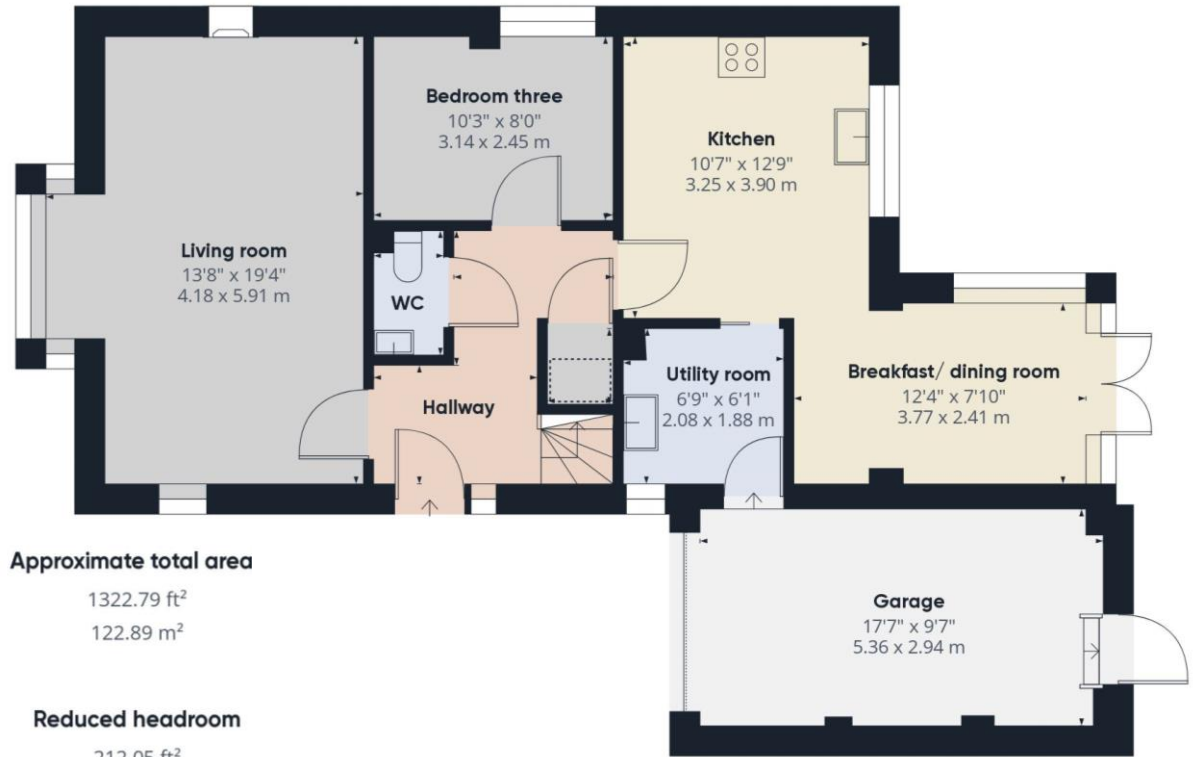
Rear garden Enclosed rear garden with a paved patio area adjacent to the rear of the property leading onto a lawn with banks, flower and shrub borders, greenhouse.

Services All mains services.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock & Shaw



Approximate total area

1322.79 ft²

122.89 m²

Reduced headroom

212.05 ft²

19.7 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock + Shaw