



MANOR CLOSE, LITTLE WILBRAHAM



Guide Price: £465,000

This is a vastly improved and extended 4 bedroom property in the popular village of Little Wilbraham. The property features a fabulous large kitchen/dining room, home office, ensuite bathroom, along with ample off-street parking.



Features

- ✓ Village Location
- ✓ Extended Property
- ✓ Ensuite Bathroom
- ✓ Off-Street Parking
- ✓ Beautifully Presented Throughout
- ✓ West Facing Garden

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Antony Davis are pleased to offer this vastly improved and extended 4 bedroom property in the popular village of Little Wilbraham. This property represents great value for money and is an ideal opportunity for first time buyers.

The property features a fabulous large kitchen/dining room, home office, ensuite bathroom, along with ample off-street parking.

Ground Floor

As you enter the property into a good size porch, with opening into the kitchen.

Kitchen/Dining Room: 18'2 x 15'0 (5.53 x 4.57m) Spacious Kitchen/Dining Room with breakfast bar. Excellent range of wall and base units. Window to front aspect with glazed door to rear aspect, opening to hallway and stairs.

Study: 11'5 x 7'11 (3.47m x 2.42m) with window to front aspect, with door leading to hallway.

Lounge: 18'6 x 10'5 (5.64m x 3.17m) Dual aspect lounge with window to front and French doors to rear. Feature log burner.

First Floor

Bedroom 1: 13'7 x 9'8 (4.13m x 2.95m) Double Bedroom with window to front aspect, door leading to ensuite bathroom.

Ensuite Bathroom: Modern suite comprising bathtub with shower over, WC and wash basin with vanity unit. Part tiled walls, tiled flooring and chrome heated towel rail.

Family Bathroom: comprising bathtub, WC, and wash basin. Part tiled walls, tiled flooring and chrome heated towel rail. Window to rear aspect.

Bedroom 2: 15'6 x 8'6 (4.73m x 2.58m) Double bedroom with window to rear aspect, built in storage.

Bedroom 3: 15'1 x 8'5 (4.59m x 2.56m) Further double bedroom with window to front aspect.

Bedroom 4: 7'5 x 6'6 (2.26m x 1.97m) with window to side aspect.

Outside

Parking for a number of vehicles on the front.

To the rear is a private garden with terraced area, pergola, space for hot tub.

To the right of the property is a separate building plot with planning permission granted. This is being sold separately, although could be purchased together.

Please refer to Greater Cambridge Shared Planning for further information on the design and layout.

Greater Cambridge Shared Planning ref: 23/02125/FUL for the erection of a semi detached dwelling and alterations to existing dwelling was granted on 14th September 2023

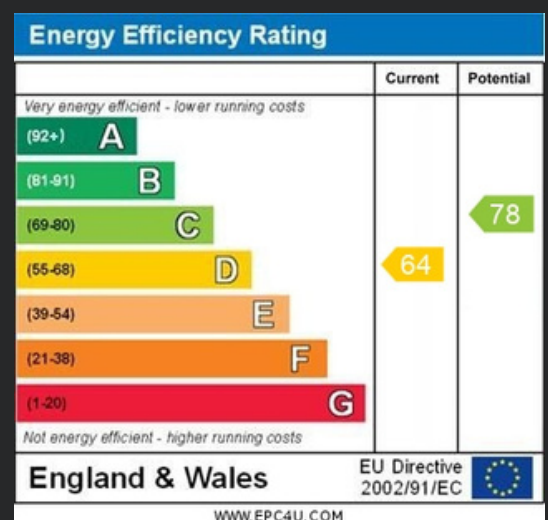
Little Wilbraham

The village of Little Wilbraham is host to idyllic countryside views with good access to A11 and A14. The Hole in the Wall Pub in Little Wilbraham is recognised as one of the UK's best gastropubs. In the neighbouring village of Great Wilbraham, there is a local post office/shop and various local businesses.

The village is just a 15-minute drive to Cambridge City Centre, where there are brilliant historical buildings, many associated with the esteemed University of Cambridge and plenty of popular shops, restaurants and other amenities.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

TOTAL SIZE: 1299 SQFT
 TENURE: FREEHOLD
 EPC BAND: D
 COUNCIL TAX BAND: B
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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