



BELDAMS CLOSE
Toft

Carter Jonas

BELDAMS CLOSE, TOFT CAMBRIDGE, CB23 2RN

- Cambridge - approx. 5 miles
- M11 (N&S) - approx. 3.5 miles
- Royston Railway Station - approx. 12 miles

Lovely, tucked away village location • Comberton catchment area • 3 Bedrooms • Bathroom • Cloakroom • Large, open-plan kitchen/breakfast dining room • Sitting room • Garage & parking for 1/2 cars • Secluded garden • EPC rating F

DESCRIPTION

This nicely-presented and deceptively spacious three bedroom home offers versatile accommodation which is of its era and would benefit from a some updating and modernisation. The ground floor comprises a large sitting room with views over the garden, a well-laid out, open plan kitchen/breakfast/dining room with good range of units, two double bedrooms and a bathroom.

On the first floor, accessed via an unusual spiral staircase, is a further third bedroom with its own wash room with WC and hand basin. From the landing, a door opens to a large walk-in store room with further door to expansive attic space.

The property offers the potential buyer the scope to upgrade and possible extend the current layout to create a contemporary village home, situated in a lovely location with views to the recreation ground and paddocks opposite.

OUTSIDE

The property is approached over a shared driveway giving access to the five properties in the close and the garages. There is a pleasant communal lawned area around which the driveway bends.

OFFERING SUPERB POTENTIAL, A MODERN THREE BEDROOM SEMI-DETACHED HOME OCCUPYING A CORNER IN PEACEFUL CUL-DE-SAC OF JUST FIVE PROPERTIES CLOSE TO THE CENTRE OF THIS POPULAR VILLAGE.



To the front of the house is a slightly sloping drive providing parking for one or two cars. A fence, with pedestrian gate, separates the drive from the secluded gardens which are mainly laid to lawn with a terrace, ideal for al-fresco dining and relaxation, a garden shed and a compost area.

LOCATION

Toft is a popular and attractive village situated between the well-served villages of Bourn and Comberton. Within the village itself is a primary school and a village shop, both within walking distance of the property. There are more varied and extensive amenities in the neighbouring villages of Bourn, including convenience store, doctors' and dentists' surgeries, farm shop and café and public houses/ restaurants, and Comberton with its highly regarded village college and further shops and schooling. Toft is a short drive to Cambridge and for those needed to commute by road or rail, there is easy access to the M11 (north and south) and the mainline railway station in the market town of Royston.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Electric heating

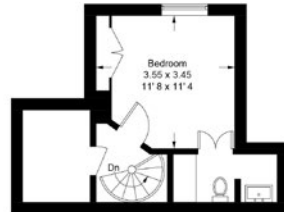
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
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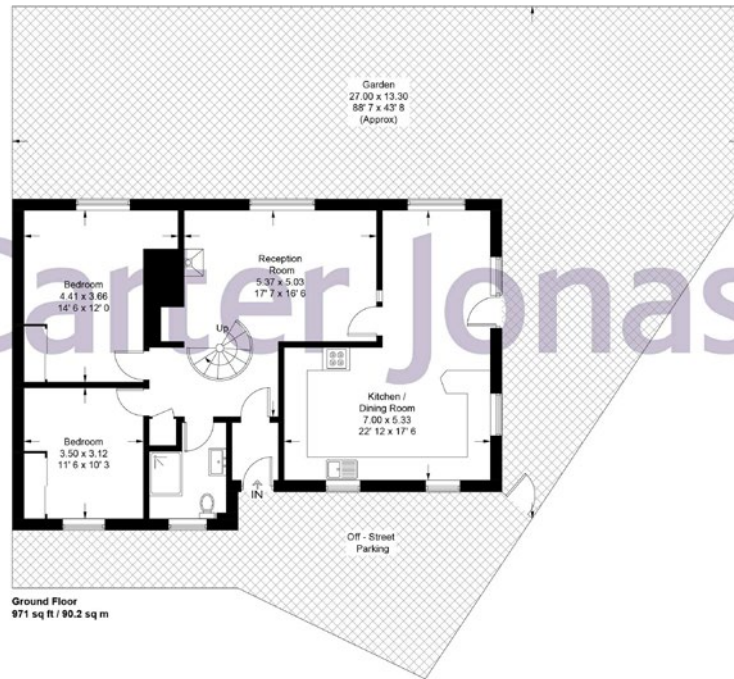


Beldams Close

Approximate Gross Internal Area = 1223 sq ft / 113.6 sq m



First Floor
252 sq ft / 23.4 sq m



Ground Floor
971 sq ft / 90.2 sq m

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		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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