

Great Family Home
Acorn Avenue Bar Hill
Cambridge Bar Hill
CB23 8DT £375,000
Freehold

haart
BAR HILL

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Available 8am - 10pm every day
haart.co.uk



Ref: HRT110711766



Haart are pleased to present this well presented three/four bedroom detached property Located in Acorn avenue part of the village. The property is a gardeners delight and early viewing is highly recommended.

- **Three/Four Bedrooms**
- **Mature Garden**
- **Good Access Links**
- **Office**
- **Quiet Location**
- **Close To Amenities**
- **Ample Parking**



Entrance Hall 12'1" x 3'7" (3.7m x 1.1m)

UPVC front door opens to the entrance hall with doors off:

Cloakroom 5'2" x 4'11" (1.6m x 1.5m)

Downstairs Cloak/Shower room with hand wash basic, WC and shower.

Lounge 19'0" x 11'5" (5.8m x 3.5m)

Wow what can we say about this wonderful lounge with fitted units, covered radiator. laminated flooring and open planned to the dining room, ideal for those family movie nights and relaxing in the evening. The room is light and airy with windows to the front and rear.

Dining Room 11'5" x 8'10" (3.5m x 2.7m)

Open planned to the lounge and window over looking the delightful rear garden. Fitted units ideal which offers ideal storage area and covered radiators. Door leading off to the kitchen.

Kitchen 16'8" x 10'2" (5.1m x 3.1m)

Fantastic fully fitted kitchen/breakfast room, range of wall and base units with counter tops over. Space for fridge/freezer, washing machine, tumble dryer, cooker and dishwasher. Ceramic one and a half sink with mixer tap. Fitted extractor fan. Ideal space for the family to enjoy cooking time together.

Guest Room 11'1" x 7'6" (3.4m x 2.3m)

Bedroom four/ family room. Ideal space for a Tv family room or overnight guests, Plenty of storage and window to the side.

Study 8'6" x 7'10" (2.6m x 2.4m)

Great study/office located just off the kitchen and ideal space for those who wish to work from home. Window over looking the delightful rear garden.

Landing

Light and airy landing with good size window on the stairs. Doors leading off and loft access.

Bedroom one 10'2" x 6'6" (3.1m x 2m)

Single bedroom located to the rear of the property, UPVC window, inset ceiling lights, laminated flooring and radiator.

Bedroom Two 10'9" x 11'5" (3.3m x 3.5m)

Master bedroom with space for wardrobes,

Laminated flooring, inset ceiling lights and Radiator. Views over the rear of the property.

Bedroom Three 9'6" x 9'2" (2.9m x 2.8m)

Well fitted double bedroom with fitted units and lighting. Carpeted flooring and located to the front of the property.

Family Bathroom 5'2" x 9'2" (1.6m x 2.8m)

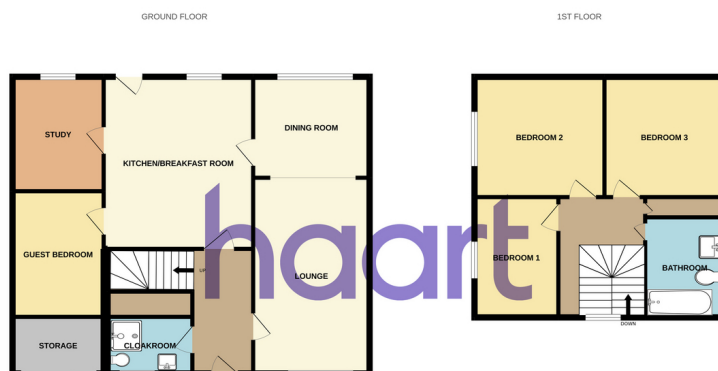
Fully tiled family bathroom comprising of WC, hand wash basin, panelled bath and electric shower over. Heated towel rail and obscured window.

Front of Property

To the front offers block paved parking for several vehicles, garden with mature shrubs and trees. Block drive way leading to the partial garage storage.

Rear Garden

Wow what a fantastic fully enclosed rear garden with mature shrubs and borders which have been cared for over many years. Patio area with under cover gazebo which has lights for those late evenings. There is side access to the front and rear access to the playing fields.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 shall be given. ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	4	7
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		81
(55 to 68) D	73	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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